



For Sale

40 Lichfield Street, Tamworth

Offers Over £170,000

 **2**

 **1**

TWO BEDROOM TERRACED HOUSE SITUATED IN THE SOUGHT AFTER AREA OF FAZELEY WITHIN WALKING DISTANCE OF LOCAL AMENITIES.

Offered with no upward chain, this charming two-bedroom mid-terraced house offers an excellent investment opportunity. Requiring minor refurbishment, this property is perfect for first-time buyers or savvy investors. Situated in the highly sought-after area of Fazeley, the home is just a short stroll from local amenities and boasts easy access to the A5 and M42, ensuring a convenient commute.

Benefitting from gas central heating and double glazing throughout, the accommodation briefly comprises: Living room, inner hallway, kitchen/diner, contemporary shower room and two good sized bedrooms to the first floor. To the rear there is a low maintenance private garden.

The popular parish of Fazeley is a host to many local amenities to include pubs, restaurants, takeaways and shops. The property is just a short drive from the popular Tamworth Ventura Retail Park and Drayton Manor Resort Park, as well as being close to excellent canal side walking routes. For schooling, this home benefits from being close to a number of local Primary and Secondary schools. Tamworth and Wilnecote Train Stations are just a short distance away providing direct links to London and Birmingham.

Mobile coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Superfast broadband (FTTC) is available in the area.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Property & Services information:

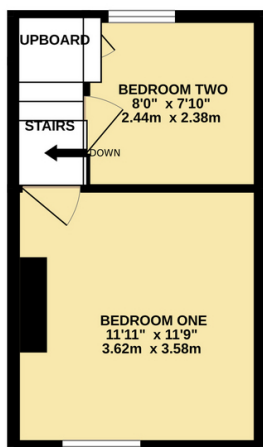
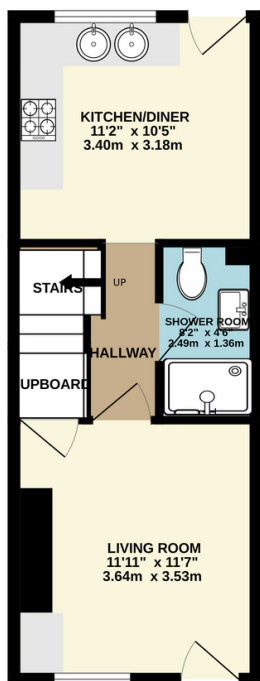
Utilities: Mains gas, electricity, water and Broadband are connected.

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- IDEAL FOR FIRST TIME BUYERS OR INVESTMENT PURCHASE
- NO UPWARD CHAIN
- TWO GOOD SIZED BEDROOMS
- KITCHEN/DINER
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- LOW MAINTENANCE REAR GARDEN
- REFURBISHMENT OPPORTUNITY
- EPC RATING D

