



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Agincourt Road, Lichfield WS14 0GH

£325,000

 3  2  1

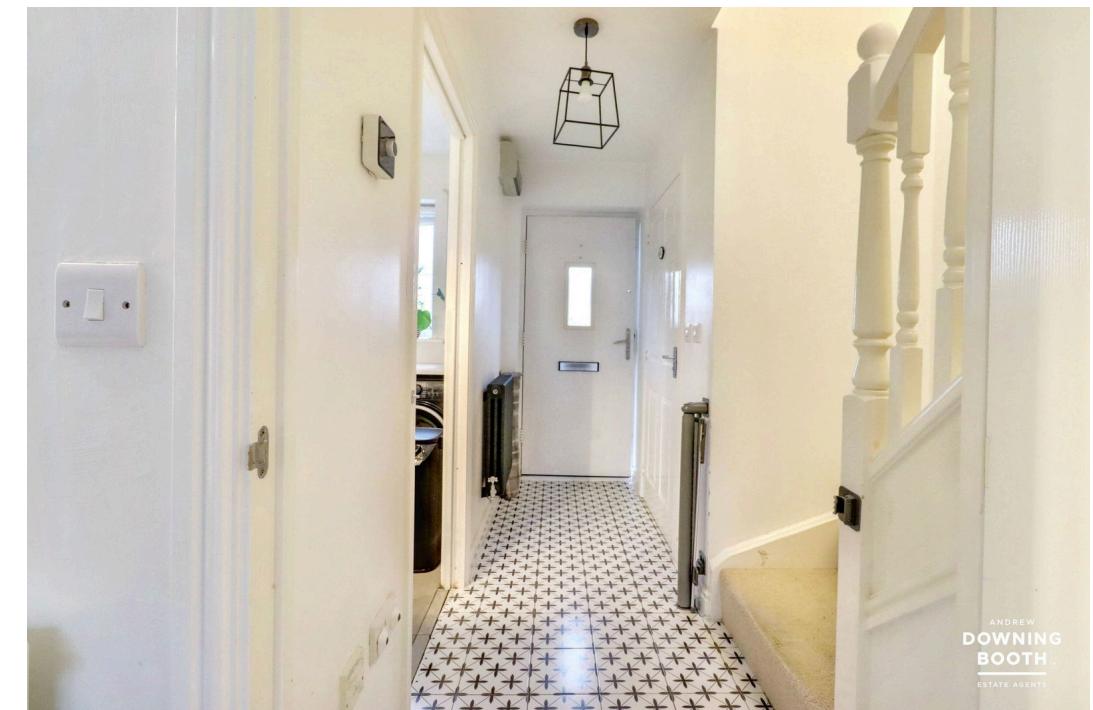


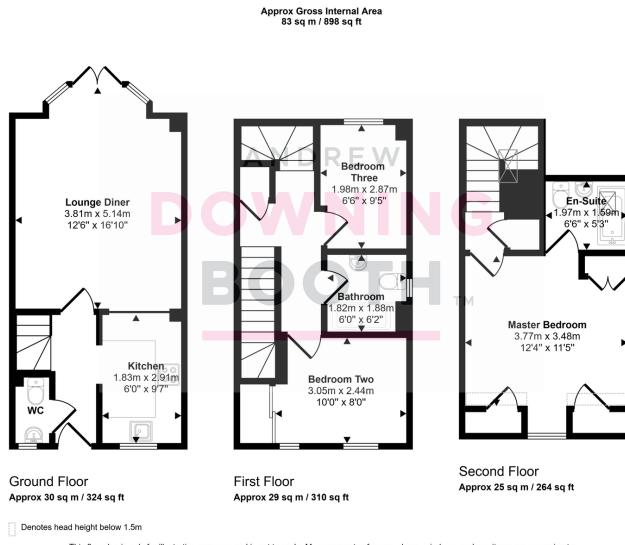
Nestled in a well-regarded part of Lichfield, Agincourt Road presents a welcoming and well-maintained home ideal for families or professionals seeking comfort, convenience and a great location.

Agincourt Road enjoys a desirable position within a popular and well-established residential area of Lichfield. The property is conveniently located for access to highly regarded local schools, nearby parks and a range of shops and amenities. Lichfield's historic city centre, with its boutique stores, cafés and restaurants, is just a short distance away, while excellent transport links include Lichfield City and Trent Valley train stations offering direct services to Birmingham and London. The area also benefits from easy access to the A38 and A5 for commuters.

The accommodation is arranged over three floors and comprises a welcoming entrance hall, an updated kitchen which is cleverly partially open to the lounge dining room and a guest WC. Stairs rise to the first-floor accommodation, which comprises a a double bedroom, a roomy single bedroom and a refitted shower room. Further stairs lead to the second-floor landing, providing access to the master bedroom with ensuite bathroom. A garage to the rear, a Southerly aspect rear garden and open views to the front add to the charm of this delightful home.

A superb home combining style, space and a convenient Lichfield location – early booking is advised, so contact us today to arrange your viewing.





- Three Bedroom End Terrace
- Refitted Kitchen
- Lounge Diner
- Master With EnSuite
- Refitted Shower Room
- Garage
- Southerly Aspect Rear Garden
- Open Views To The Front
- EPC Rating C
- Council Tax Band C



Energy Efficiency Rating

