



For Sale

44 Sainte Foy Avenue, Lichfield

Offers Over £240,000

OPEN HOUSE SUNDAY 29th JANUARY 11-1pm BY APPOINTMENT ONLY....Offered with no upward chain....lovely modern two bedroom end terrace house with private rear garden and allocated parking space.

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Rebecca Adams

0771 5763563

Rebecca@ThePropertyExperts.co.uk

Situated in a popular location within a short walk to Lichfield City centre, this well presented two bedroom terraced house would be perfect for a first time buyer or investment purchaser. The property sits on an attractive plot with black wrought iron gate leading to a paved pathway leading up to the front door and gravelled frontage. The accommodation briefly comprises: Ground floor - entrance hallway, guest toilet, open plan lounge/diner, kitchen, stairs & landing to first floor, two bedrooms, family bathroom. Outside there is a good sized private garden with gate providing rear access to the car park with allocated parking space.

The property benefits from UPVC double glazing and central heating throughout.

Situated in the cathedral city of Lichfield and within a short walk to the city centre, Lichfield offers a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station.



 **The Property Experts**

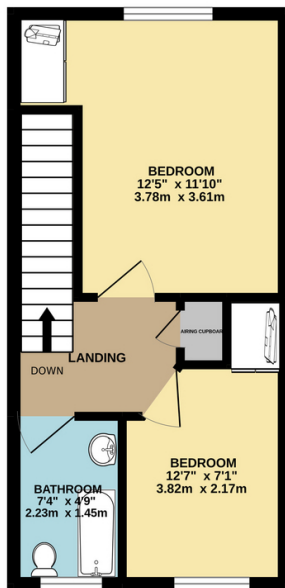
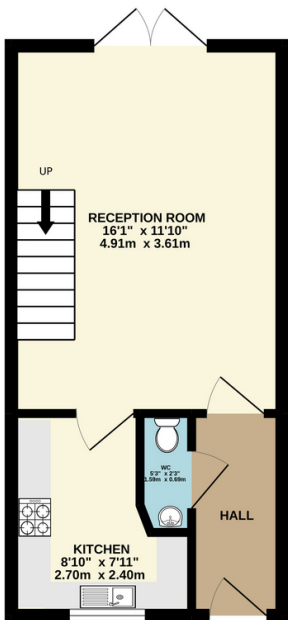
The Property Experts UK

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GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions and/or misstatements. Please refer to the full details in the accompanying brochure which should have accompanied this report.

- Modern Two Bedroom End Terrace
- Redecorated throughout
- No upward chain
- Private rear garden & allocated parking space
- Perfect for First Time Buyer or Investment Purchaser
- Guest WC & Family Bathroom
- EPC Rating C

