



# Agincourt Road, Lichfield, WS14 0GH

£195,000

2 1 4



This two-bedroom coach house on Agincourt Road, Lichfield, offers comfortable and versatile living, perfectly situated for convenient access to local amenities and the vibrant city centre.

This property is ideally situated within a popular and well-established residential area of Lichfield, offering convenient access to a wide range of local amenities. The city centre is easily reachable and provides an excellent selection of shops, cafés, restaurants and leisure facilities, along with the historic Cathedral and Beacon Park. Highly regarded primary and secondary schools are close by, making the area particularly attractive to families. For commuters, Lichfield City and Lichfield Trent Valley railway stations offer direct links to Birmingham and London, while the A38, A5 and M6 Toll provide excellent road connectivity to surrounding towns and cities.

Upon entering, stairs lead to the bright first-floor living space. The true heart of this home is the open-plan kitchen, living, and dining area, designed for modern lifestyles. The well-appointed kitchen, spacious living and dining area providing ample room for relaxation and entertaining. The landing offers two useful storage cupboards, one housing the gas-fired boiler. Both bedrooms are well-proportioned doubles and a family bathroom completes the space. Externally, the property benefits from a driveway and a single garage, providing excellent storage or parking options.

An early viewing is advised to avoid disappointment. Contact us today to book your viewing.

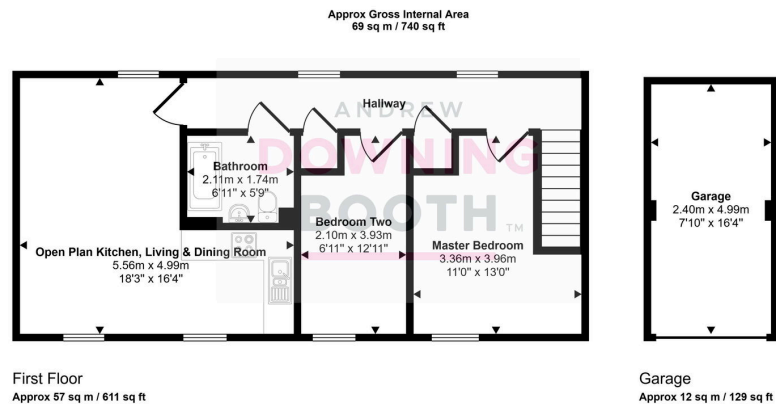
We understand the property to freehold. We also understand there to be a service charge payable, with the most recent figures advised to be in the region of £270 per year. All tenure information provided is in good faith only and should ultimately be verified by any prospective buyer's solicitor.



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Bedroom Coach House
- Great Location Close To Local Schools & Amenities
- Two Well-Portioned Double Bedrooms
- Driveway & Garage
- Spacious Open Plan Kitchen, Living & Dining Room
- Well Presented Throughout
- EPC Rating: C
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	