



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Insley Avenue, Lichfield

Offers Over £279,950

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A wonderfully presented and deceptively spacious two double bedroom home built in 2023, sitting just a short way from the centre of Lichfield. This impressive semi-detached property in Insley Avenue presents a fabulous opportunity for any first-time buyers, downsizers or investors, offering plenty for a property in this price bracket.

Location-wise, the property sits just over a mile from the city centre, with very easy access to a wide range of amenities, including Beacon Park, various bars/restaurants and Lichfield City train station, offering links to Birmingham and other surrounding areas, whilst the recently opened and highly regarded Anna Seward primary school is just a few minutes' walk away.

Properties offering so much would typically command a higher price tag; we must advise booking in a viewing at your earliest convenience.





- Two Double Bedroom Semi-Detached Property
- Master Bedroom With Contemporary En-Suite Shower Room
- Good Size Driveway & Generous Lawned Garden
- EPC Rating: B
- Desirable Location With Excellent Access To Lichfield City Centre
- Stunning Main Bathroom
- Contemporary & Naturally Bright Kitchen
- Council Tax Band: C



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.

