

ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Parnell Avenue, Lichfield, WS13 6NX - No Upward Chain

£260,000

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Discover this inviting two-bedroom home on Parnell Avenue, Lichfield, offering comfortable living with off-street parking, a well-maintained garden, and a modern interior, available with no upward chain and offering an excellent opportunity for first-time buyers.

Parnell Avenue benefits from a convenient location within Lichfield, providing easy access to a range of local amenities. Residents will appreciate proximity to local shops, schools, and recreational facilities, while Lichfield city centre, with its independent shops, cafes, restaurants, and stunning cathedral, is just a short drive away. The area also benefits from excellent transport links, including major road networks and two train stations, Lichfield City and Lichfield Trent Valley, making commuting to surrounding areas straightforward.

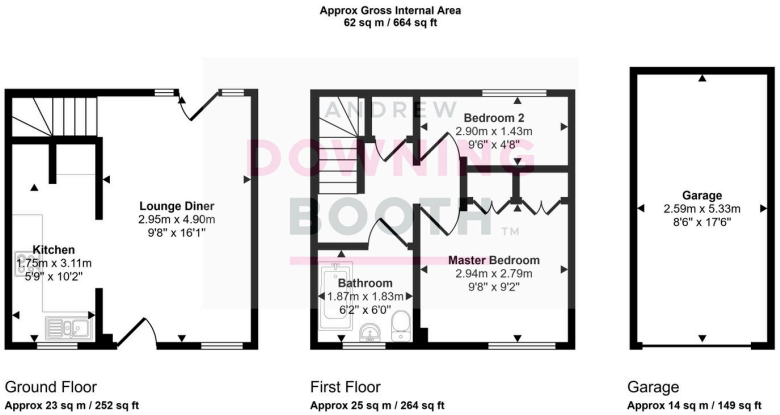
Upon entering, you are welcomed into an open-plan living/diner, leading to a modern kitchen. Upstairs, the property offers two well-proportioned bedrooms, both benefiting from natural light, and a contemporary family bathroom. Externally, the property boasts a low-maintenance plot with a lawned frontage, an enclosed rear garden with a paved patio and lawn, and the added benefit of a single garage with a parking space to the front.

This property represents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, offering well-proportioned accommodation, outdoor space, parking and a convenient location. An early viewing is highly recommended to fully appreciate its appeal.

A front facing up-and-over garage door opens to a single garage, with a parking space sitting to the front. Please note that the garage is leasehold, however we have been advised that there has been no charges for ground rent or service charge. This should ultimately be verified by any prospective buyer's solicitor.

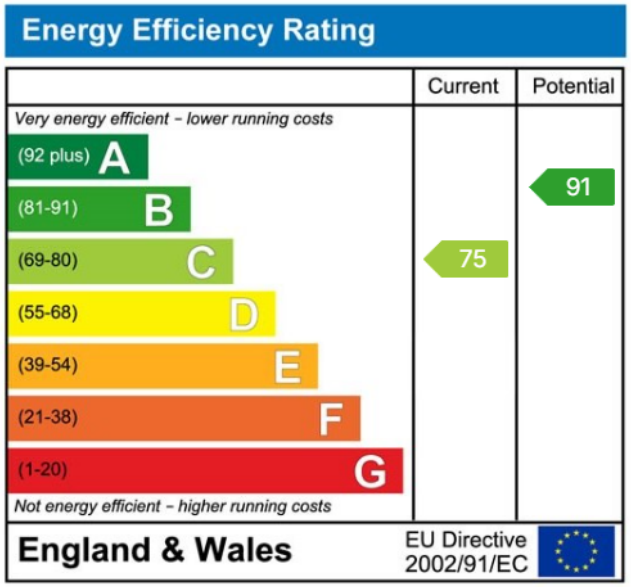






- Two Bedroom Semi-Detached Home
- Attractive Outlook On To Neighbouring Green
- Off Road Parking & Garage To Rear
- Very Popular Location & Close To Amenities Within Darwin Park, Lichfield
- Council Tax Band: B
- Well Presented Throughout
- Ideal First-Time Buy
- Open Plan Living / Kitchen / Diner
- EPC Rating: C





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