



Insley Avenue,
Lichfield, WS14 0FE

Offers in the Region Of £340,000

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Welcome to 'The Spires' development in Lichfield and Insley Avenue, a modern three-bedroom semi-detached family home ideally located opposite Anna Seward primary school and within easy reach of an array of amenities in the historic city of Lichfield.

Set behind a driveway for two vehicles including an EV charger, this modern property comprises of a stylish front living room with a media wall, a good-sized fitted kitchen with space for a small table and chairs and a guest WC.

To the first floor are three bedrooms and the bathroom.

The main double bedroom features quality fitted wardrobes.

The child-friendly, enclosed garden has a patio area, a timber storage shed and a side gate leading from the driveway.

This fabulous modern home is available to view via Paul Carr Lichfield, call to arrange an appointment to view!





Property Specification

'The Stowe' on The Spires Development by Taylor Wimpey
Built in 2021 with Remaining NHBC Warranty
Two Parking Spaces & EV Charger
Stylish Front Living Room with Media Wall
Good Sized Kitchen/Dining Area

Ground Floor

Living Room
4.65m (15'3") x 4.05m (13'3")

WC
2.05m (6'9") x 1.32m (4'4")

Kitchen/Diner
4.65m (15'3") x 4.60m (15'1")

First Floor

Bedroom 1
3.52m (11'7") x 3.03m (9'11")

Bedroom 2
3.37m (11'1") x 2.63m (8'8")

Bedroom 3
3.37m (11'1") x 1.88m (6'2") max

Bathroom
1.97m (6'6") x 1.91m (6'3")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

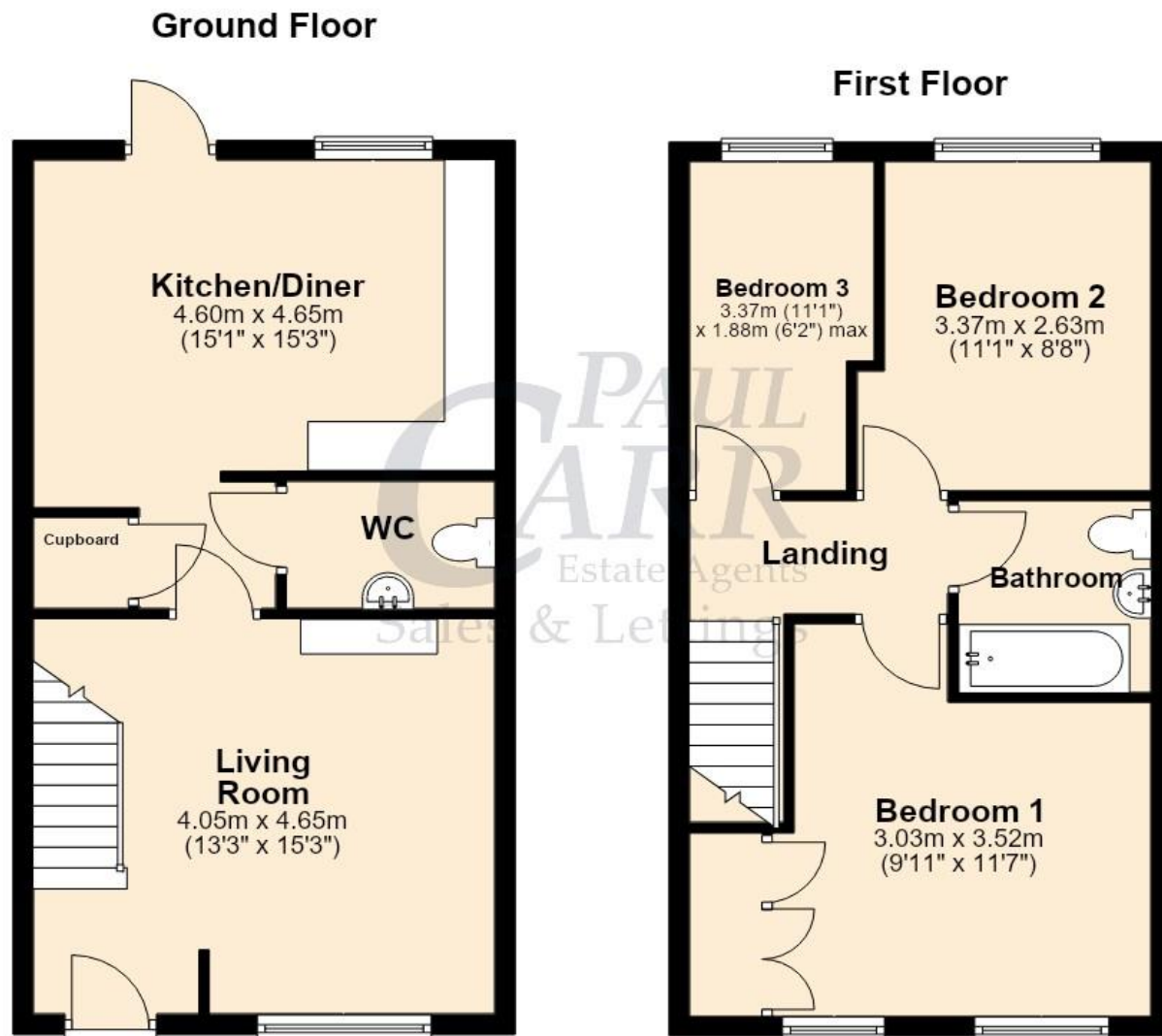
Services connected: Gas, Water, Mains Drainage, Electric

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

