



Insley Avenue, Lichfield, WS14 0FE

£290,000

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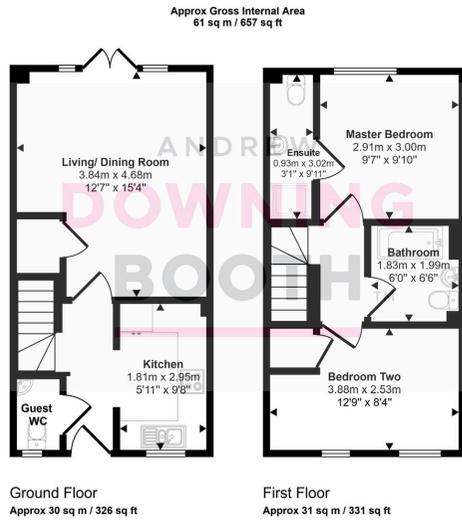
An attractive two-bedroom semi-detached home nestled within a peaceful cul-de-sac in a popular residential area, offering a perfect blend of comfort and convenience.

Insley Avenue is located in a highly sought-after residential area of Lichfield, offering a peaceful and family-friendly setting with excellent access to local conveniences. Nearby you'll find local shops, supermarkets, cafés, and daily amenities, while Lichfield city centre is just a short drive away with a wider choice of restaurants, boutiques and leisure facilities. The area benefits from strong transport links, including easy access to main roads and regular rail services from Lichfield City and Trent Valley stations. Well-regarded local schools such as St Joseph's Catholic Primary School and King Edward VI School are all close by, making the location particularly attractive for families.

The accommodation is thoughtfully arranged over two floors. Upon entering, a welcoming entrance hall leads to a contemporary kitchen, a spacious living room, and a convenient guest WC. The first floor hosts two double bedrooms, with the master benefiting from an ensuite shower room, alongside a well-appointed family bathroom. Externally, the property boasts off-street parking with an EV charging point and a well-maintained rear garden.

This home perfectly combines modern living with a desirable location. An early viewing is highly recommended to fully appreciate all it has to offer.





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 Semi-Detached Home
- Off-Road Parking
- Contemporary Style Kitchen
- EPC Rating: B
- Well-Presented Throughout
- Private Rear Garden
- Master Bedroom With Ensuite Shower Room
- Council Tax Band: C



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 97 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |