



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

# Netherbridge Avenue, Boley Park, Lichfield, WS14 9UF

Offers Over £260,000

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**NO ONWARDS CHAIN** - Netherbridge Avenue is a well-presented home set within a popular residential area of Lichfield, offering spacious accommodation and a convenient location.

This property is set in a popular residential area of Lichfield, offering easy access to the city centre with its shops, cafes, and restaurants. Families benefit from nearby schools, including St. Chad's Church of England Primary School and The Friary School. Local amenities include convenience stores, a post office, pharmacy, and parks. Commuters enjoy excellent road links via the A51, A5127, and M6 Toll, as well as Lichfield Trent Valley and Lichfield City train stations, providing direct services to Birmingham, London, and beyond.

The property is arranged over two floors and comprises an entrance porch, a spacious living room, and a breakfast kitchen/dining area. To the first floor, there are two double bedrooms and a family bathroom.

An ideal home in a sought-after location – contact us today to arrange a viewing and fully appreciate everything this property has to offer.

### Entrance Porch

A front-facing door opens into a welcoming entrance hall, fitted with tiled flooring, ceiling light, and a side-facing window. The space also benefits from useful built-in storage.

### Living Room

The living room features a front-facing UPVC double glazed window, an electric fire with tile-effect hearth and surround, a radiator and wood-effect flooring. There is also stairs leading up to the first floor accommodation.

### Kitchen/Diner

The contemporary kitchen/diner is fitted with a range of base cabinets and wall units whilst there is a one and a half bowl stainless steel sink with chrome mixer tap set into the worksurface.





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 Terraced Home
- Attractive Plot With Private Rear Garden
- Generous Sized Rooms
- EPC Rating: C
- Great Location Close To Local Schools & Amenities
- Allocated Parking Space
- Close To Lichfield Trent Valley Station
- Council Tax Band: C

