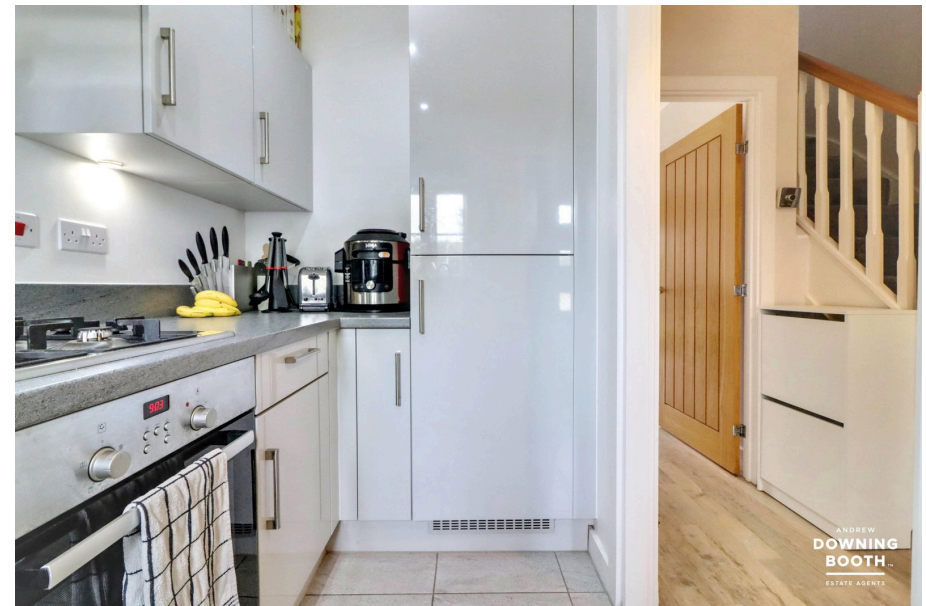




Kilby Avenue, Lichfield, WS13 7TB

£250,000

2 1 1



Discover a beautifully presented two-bedroom home on Kilby Avenue, Lichfield, offering comfortable living with off-street parking, a well-maintained rear garden, and a modern interior.

Kilby Avenue enjoys a convenient location within Lichfield, providing easy access to a range of local amenities. Residents will benefit from proximity to local shops, schools, and recreational facilities, ensuring everyday essentials are within easy reach. The historic Lichfield city centre, with its vibrant array of independent shops, cafes, restaurants, and the stunning cathedral, is just a short drive away, offering opportunities for leisure and entertainment. The area also boasts excellent transport links, including major road networks and two train stations (Lichfield City and Lichfield Trent Valley), making commuting to surrounding areas straightforward. Green spaces and local parks are easily accessible, perfect for outdoor activities and relaxation.

Upon entering, you are welcomed into a bright and inviting entrance hall, leading to a convenient guest WC and a modern kitchen and open plan living/diner. Upstairs, the property offers two well-proportioned bedrooms, both benefiting from natural light and practical storage solutions. A contemporary family bathroom completes the first floor. Externally, the property boasts a side block paved driveway providing off-street parking and an attractive rear garden with patio areas and a lawn, perfect for outdoor relaxation and entertaining.

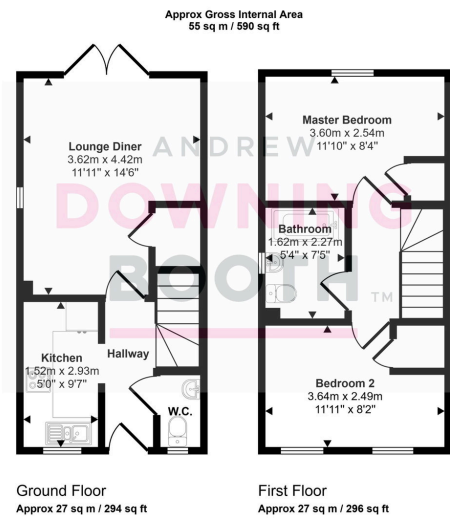
This property represents an excellent opportunity for those seeking a comfortable and well-located home in Lichfield. Early viewing is highly recommended to fully appreciate its appeal.

Entrance Hall

A front-facing composite door with glazed inset opens into the welcoming entrance hall, which features wood-effect flooring, radiator, stairs rising to the first-floor accommodation, access to the guest WC and a door opening into the kitchen.

Kitchen





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
- Open Plan Living Diner
- Side Driveway
- Private Rear Garden
- EPC Rating: B
- Well Presented Throughout
- Guest WC
- Good Location Close To Lichfield Centre & Transport Links
- Two Double Bedrooms
- Council Tax Band: B

