



Austin Avenue, Streethay
Lichfield, WS13 8WD

£112,000

Streethay

£112,000



Welcome to Austin Avenue, a stylish, 'Show Home' standard property ideally suited to first-time buyers and situated on the highly sought-after Roman Heights development in Streethay, Lichfield.

This recently built development offers buyers of all ages an array of amenities close-by including open green spaces, a reputable primary school, BOD cafe and a Co-op convenience store.

The property is ideally positioned for commuters, with convenient access to the A38 and Lichfield Trent Valley railway station just a short walk away, providing regular services to Stafford and London Euston.

Finished to an immaculate standard throughout, the accommodation comprises a welcoming front living room, a guest cloakroom/WC and a spacious, stylish open-plan kitchen/diner with access to the rear garden.

To the first floor are two well-proportioned double bedrooms and a refitted family bathroom.

Externally, the beautifully presented rear garden features a paved patio area, ideal for relaxing or entertaining, and a lawn complemented by raised flower beds. A secure side gate provides access to the private driveway.

Call Paul Carr Lichfield to arrange an appointment to view!





Property Specification

40% Shared Ownership

'Show Home' Standard of Presentation

Generous Sized Two-Bedroom Home

Beautifully Finished Throughout

Meticulously Maintained Gardens

Living Room

4.65m (15'3") x 3.61m (11'10")

Kitchen/Diner

4.65m (15'3") x 3.13m (10'3")

WC

2.17m (7'1") x 1.11m (3'8")

Landing

2.38m (7'10") x 1.94m (6'4")

Bedroom 1

4.65m (15'3") x 2.90m (9'6")

Bedroom 2

3.76m (12'4") x 2.99m (9'10")

Bathroom

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 £47.50 + VAT (£57 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.

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: C

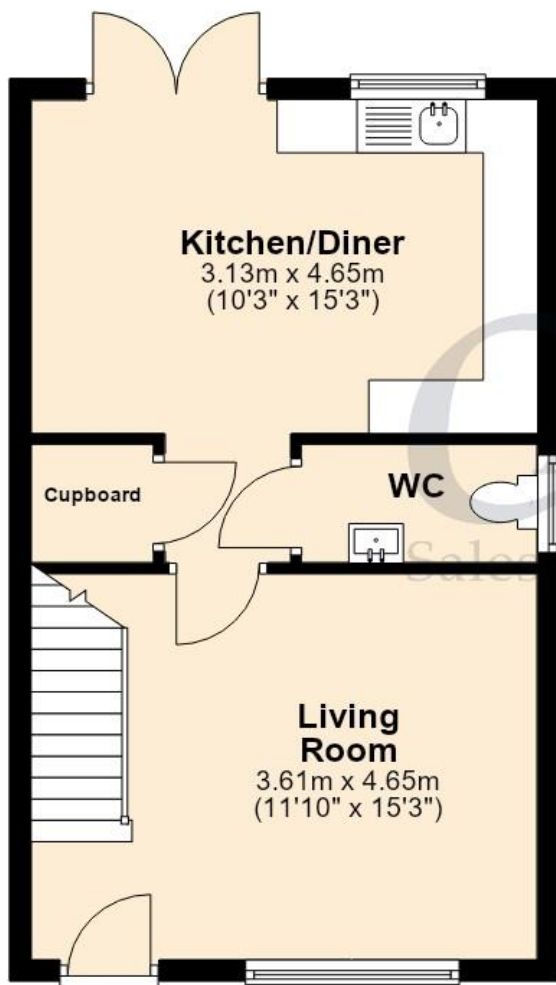
Tenure: Leasehold, 117 years remaining

Rent: £491.21

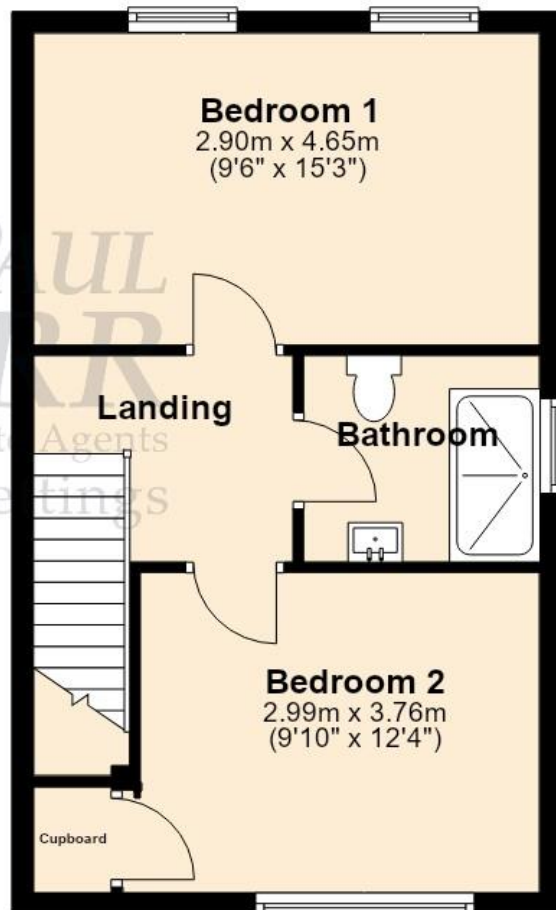
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

