



**PAUL
CARR**
Estate Agents
Sales & Lettings

Smarts Avenue,
Lichfield, WS14 0PB

£350,000

This beautifully presented home is situated in a highly sought-after cul-de-sac, offering a perfect blend of modern living and a peaceful setting.

At the heart of the property is a beautifully designed modern kitchen/diner — sleek, stylish, and perfect for both everyday living and entertaining. The spacious living room, to the fore, providing a warm and comfortable space to relax, with plenty of natural light enhancing the atmosphere.

Upstairs, the property boasts three well-proportioned bedrooms, ideal for families, guests, or even a home office setup. The bathroom is modern and well-appointed, designed with both comfort and practicality in mind.

Outside, the home continues to impress with a lovely garden — perfect for enjoying sunny days, entertaining, or simply unwinding. A storage garage adds valuable storage, completing the practicality of this fantastic property.

Smarts Avenue offers convenient access to Blake Street Train Station and public bus routes into Sutton Coldfield, Lichfield and Birmingham. For those requiring access to destinations further afield the A38, M6 Toll and M42 can be reached within a short commute.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



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Hall

Living Room

4.24m (13'11") x 3.43m (11'3")

Kitchen/Dining Room

5.64m (18'6") x 2.92m (9'7")

Garage

Landing

Bedroom 1

3.28m (10'9") x 2.97m (9'9")

Bedroom 2

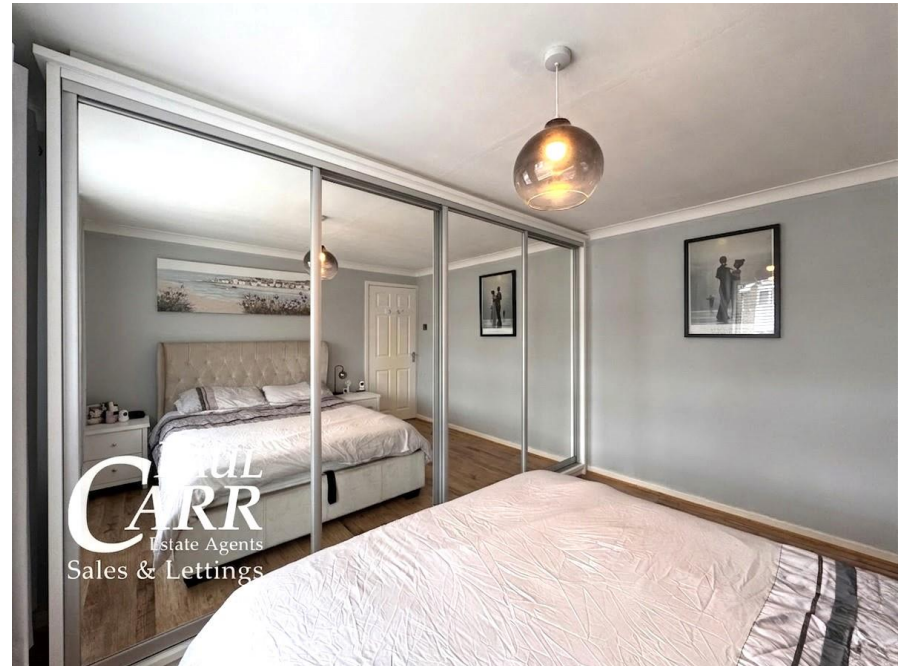
3.61m (11'10") x 2.62m (8'7")

Bedroom 3

2.44m (8') x 2.26m (7'5")

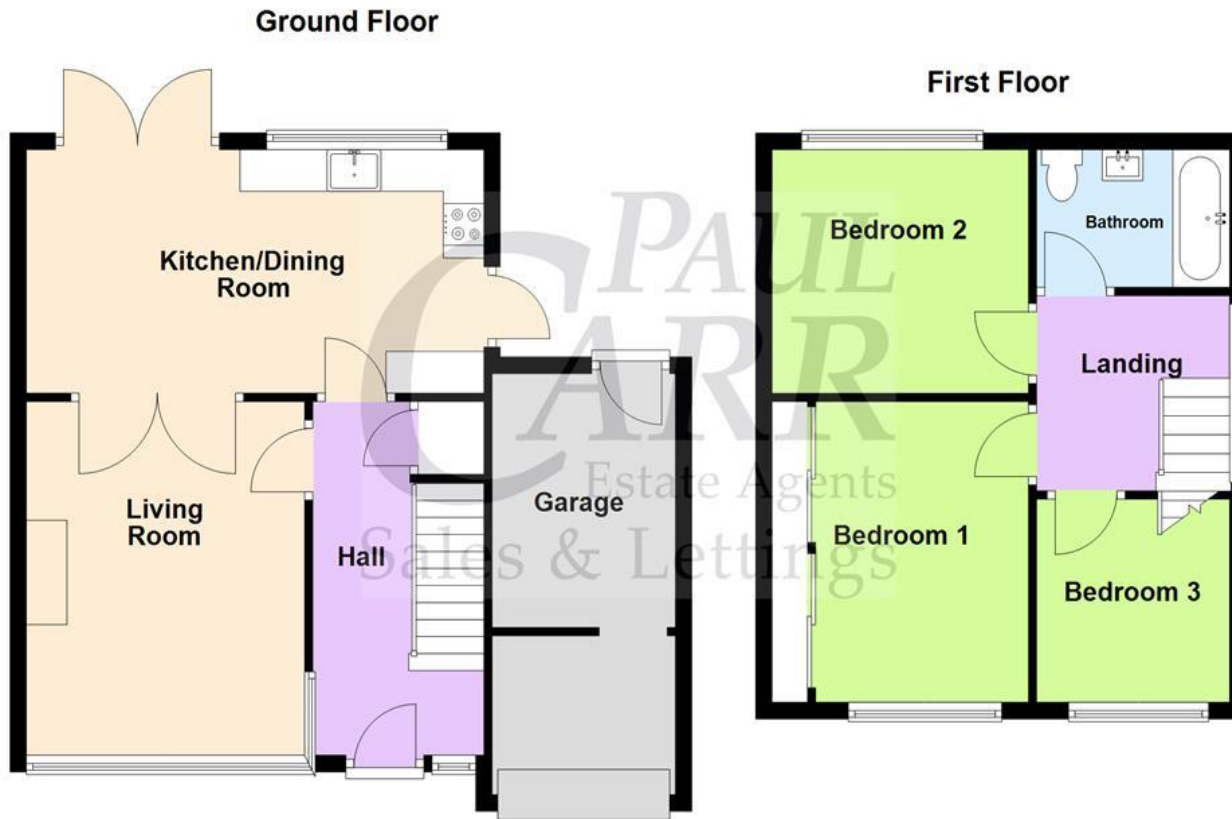
Bathroom





Floor Plan

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

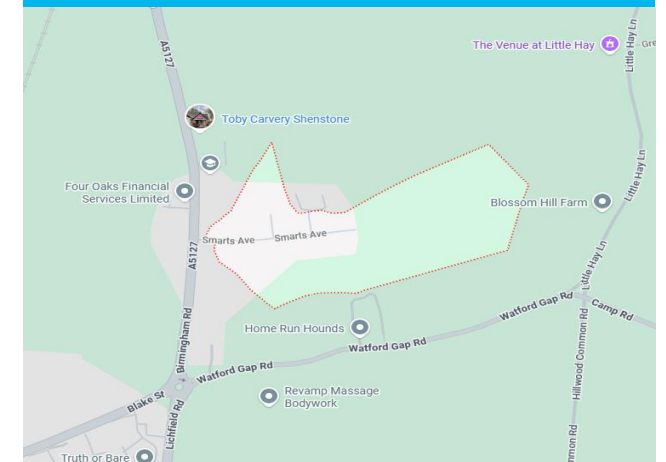


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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.

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