



For Sale

44 Sainte Foy Avenue, Lichfield

£250,000

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**OFFERED WITH NO UPWARD CHAIN WELL PRESENTED TWO BEDROOM END TERRACE HOUSE WITH PRIVATE REAR GARDEN & ALLOCATED PARKING SPACE WITHIN WALKING DISTANCE OF LICHFIELD CITY CENTRE.**

Situated in a popular location within a short walk to Lichfield City centre, this well presented two bedroom terraced house would be perfect for a first time buyer or investment purchaser. The property sits on an attractive plot with black wrought iron gate leading to a paved pathway leading up to the front door and gravelled frontage. Having recently been redecorated throughout the accommodation briefly comprises: Ground floor - entrance hallway, guest toilet, open plan lounge/diner, kitchen, stairs & landing to first floor, two bedrooms, family bathroom. Outside there is a good sized private garden with gate providing rear access to the car park with allocated parking space.

The property benefits from UPVC double glazing and central heating throughout.

Situated in the cathedral city of Lichfield and within a short walk to the city centre, Lichfield offers a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station.

Property & Services information:

Mobile coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Superfast broadband (FTTC) is available in the area.

**Rebecca Adams**

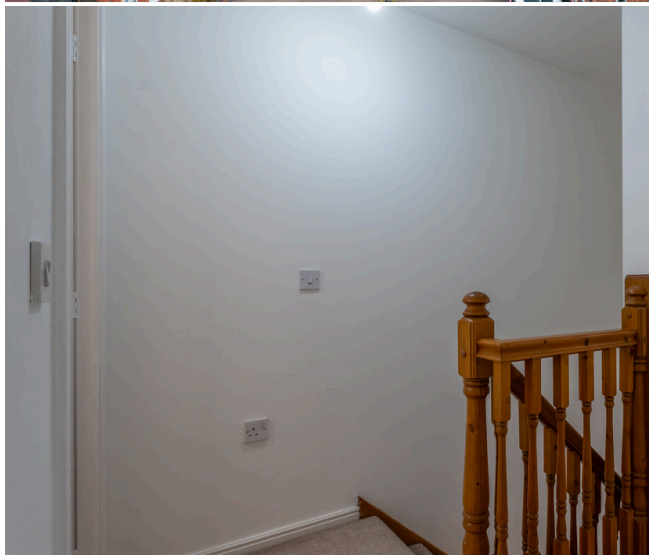
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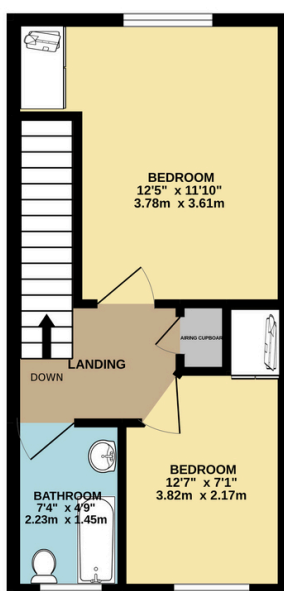
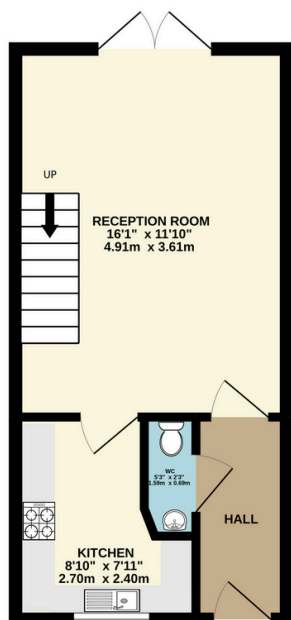
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GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA - 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This should be for illustrative purposes only and should not be relied upon.

- MODERN TWO BEDROOM END TERRACE
- NO UPWARD CHAIN
- REDECORATED THROUGHOUT
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- GENEROUS LIVING SPACE & SEPARATE KITCHEN
- GUEST WC & FAMILY BATHROOM
- PRIVATE REAR GARDEN & ALLOCATED PARKING SPACE

