

Lyn Avenue

Lichfield, Staffordshire, WS13 7DA

John German





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£399,950

An extended and upgraded 1930's semi detached family home on a desirable cul de sac within the ever popular city of Lichfield.



Presented to a showhome standard throughout, this 1930's semi detached family home has been cleverly extended and beautifully refurbished by the current owners.

Set within Lyn Avenue, a peaceful and highly sought after cul de sac located off Stafford Road. The cathedral city is home to a range of boutique shops, cosy cafés, markets, pubs and a vast selection of restaurants. There are two railway stations providing services to Birmingham, Bromsgrove, London Euston and many more. For local schooling it falls in the catchment area for Chadsmead Primary Academy and The Friary for secondary pupils.

Accommodation - An entrance porch and door open into the welcoming hall with a beautiful herringbone style floor, feature panelled walls and stairs rising to the first floor.

The front facing living room has a uPVC double glazed bay window, a chimney breast housing an open fire and original wooden flooring.

The heart of the home is the impressive open plan kitchen, living and dining area that has been cleverly designed with family living in mind. The kitchen area has a range of attractive, base, drawer and wall units with stylish worktops and a matching island unit incorporating a breakfast dining bar all complemented by metro tiled splash backs and an exposed brick recess houses a range style cooker. Herringbone style flooring runs underfoot and continues into the dining and family area which has adequate space for both soft seating and dining furniture alongside wide sliding patio doors leading out to the rear garden.

A door leads into the utility area which has a side porch giving access to the front and rear elevations alongside a contemporary fitted shower room with modern contrasting tiling.

On the first floor are three beautifully decorated bedrooms, two of which are spacious doubles. The stunning family bathroom has a four piece suite comprising freestanding bath, separate corner shower cubicle with rainfall shower, low level WC and vanity unit with inset sink together with contrasting tiled walls and dual aspect windows.

From the landing stairs rise to the loft space which has velux skylights to the side and rear, it is currently utilised as a bedroom. (As there are no building regulations we are unable to legally class it as a bedroom).

Outside - To the front a stone driveway provides plentiful off road parking. A side porch gives access to the extensive rear garden that has a stone patio area with generous lawn beyond alongside a side path that leads to a further stone seating area. At the bottom of the garden is a detached garage with up and over door plus additional parking.

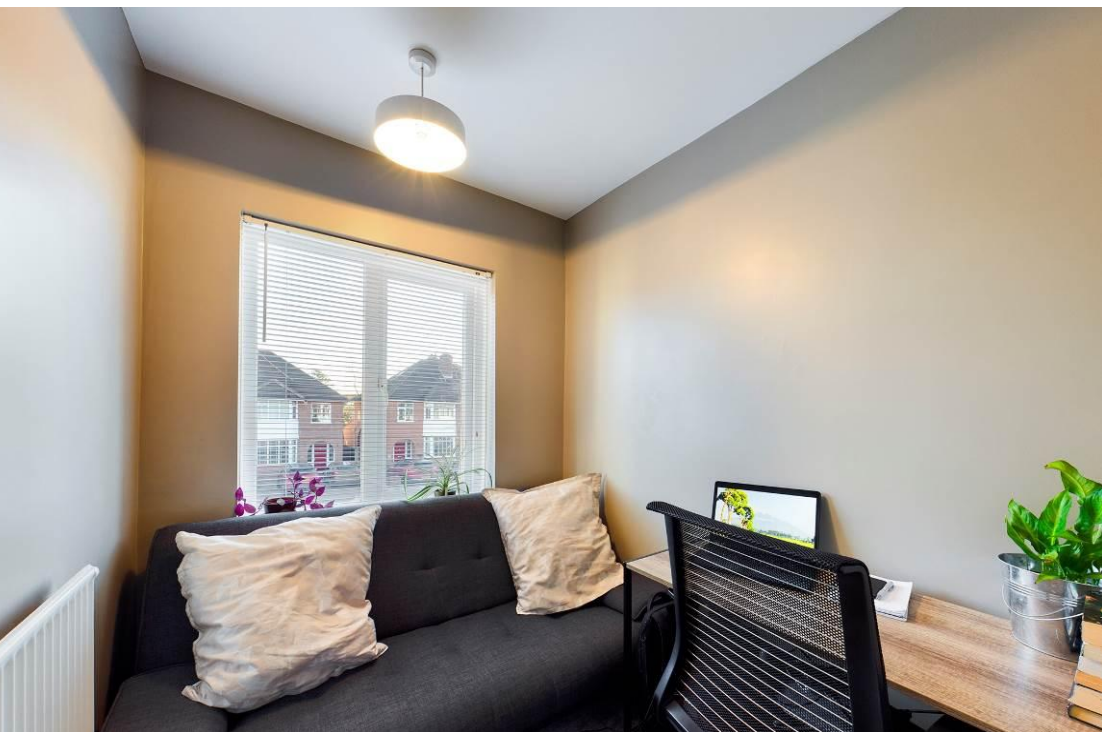
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

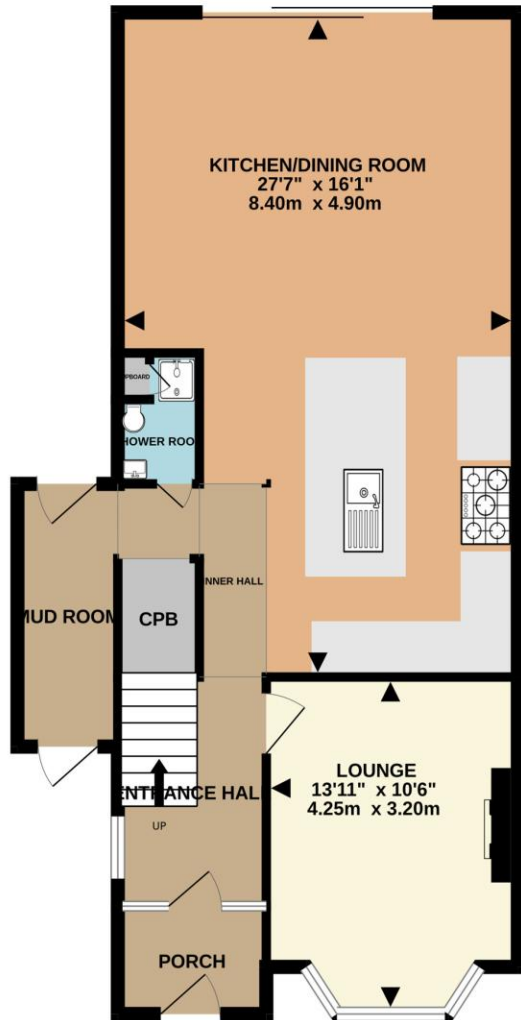
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/20012023

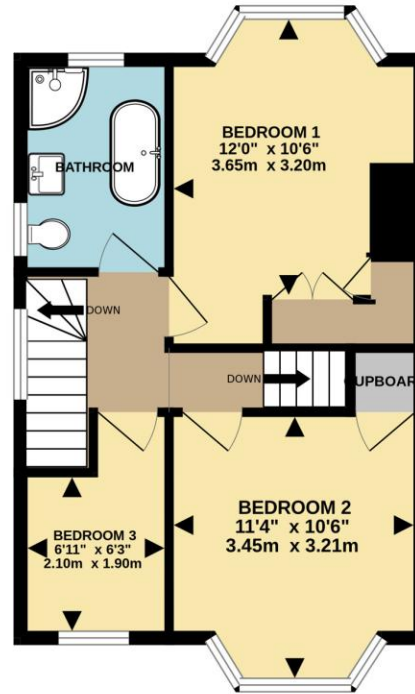




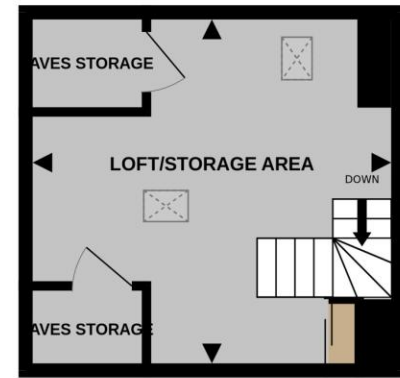
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		



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