

Axten Avenue  
Lichfield, WS14 9GD



A spacious and stylish three storey semi detached house of eye catching design, recently built by Persimmon Homes and part of the St John's Grange development.

£320,000



John German 

Located to the south side of the city and ideally placed for access on foot or car, Axten Avenue is also most conveniently placed for commuter access to the nearby A38, A5 and M6 toll road.

This almost new home has been carefully looked after and improved by the vendor and offers appealing and stylish accommodation with gas central heating and uPVC double glazing.

A half glazed front main door leads you into an entrance hall and beyond which is the attractively presented lounge with a front facing window and a useful built in storage cupboard.

Leading off the lounge is an inner hall that serves as access to a two piece fitted guest cloakroom and the stair to the first floor.

Enjoying views of the rear garden and direct access to the patio, the rear facing breakfast kitchen has a white high gloss range of contemporary units, contrasting worktops and upstand, stainless steel sink and mixer tap, built in electric oven, hob, extractor hood and stainless steel splashback, appliances spaces for washing machine and fridge freezer.

On the first floor, there is a centre landing which gives access to the two double bedrooms and the bathroom. Both bedrooms have built in mirror fronted wardrobes and the bathroom has a classic white and chrome suite with partial tiling to include a bath, wash hand basin and low level WC.

One of the many special features of this home is the second floor master bedroom suite that occupies the whole floor and comprises of an excellent sized bedroom with front facing window and a generously sized en suite with a white and chrome contemporary suite to include a shower cabinet, low level WC and wash hand basin.

Outside, driveway parking to the left hand side of the house with gated access to the rear garden which offers a fully fenced and mainly lawned garden and includes a good sized shed and a recently laid and extended patio area.

Green spaces communal charge to be confirmed.

**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](http://www.gov.uk/government/organisations/environment-agency)

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/01092023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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