

Parnell Avenue

Darwin Park, Lichfield, WS13 6NX



An attractive one bedroom townhouse situated on Darwin Park within the cathedral city of Lichfield.

£200,000



John German 

A superb opportunity for a first-time buyer, downsizer or investor to purchase this charming one bedroom semi-detached property located on Parnell Avenue within Darwin Park, a highly sought after area of Lichfield. The cathedral city of Lichfield is home to a selection of boutiques, shops, cosy cafes, markets, pubs and a vast selection of restaurants. There are two train stations providing regular services to destinations such as Birmingham, Bromsgrove, London Euston and many more. For local schooling, this property falls into the catchment area for Christ Church CE(VC) Primary School and for secondary education it's the Friary School.

Internally the property comprises of entrance door opening into the welcoming hallway with doors off into the guest cloakroom and open-plan lounge/dining space. The open plan living space and has a uPVC door opening out to the rear garden, two ceiling light points, carpeted flooring with stairs rising to the first floor landing and an opening leading into the kitchen.

The kitchen has a range of matching wall and base units with laminate work surfaces over, undercabinet lighting, tiled splashbacks, inset stainless steel sink with drainer, electric oven and four burner gas hob with extractor hood above.

Upstairs there is a large master bedroom with dual aspect window having an attractive outlook to the front aspect overlooking the neighbouring green space and to the rear overlooking the rear garden, carpeted flooring, and two ceiling light points.

The bathroom comprises a white three piece suite of bath with shower over, low level WC and a wash hand basin.

Outside to the rear of the property is an enclosed rear garden laid mainly to lawn with a paved path leading to the rear gate which in turn leads to the garage and drive located within a garage block behind the property.

Tenure: House: Freehold. **Garage:** Leasehold - Lease commenced 1 January 2003 for 999 years.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

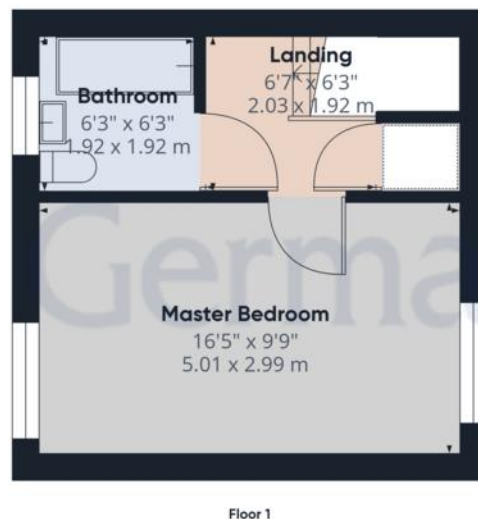
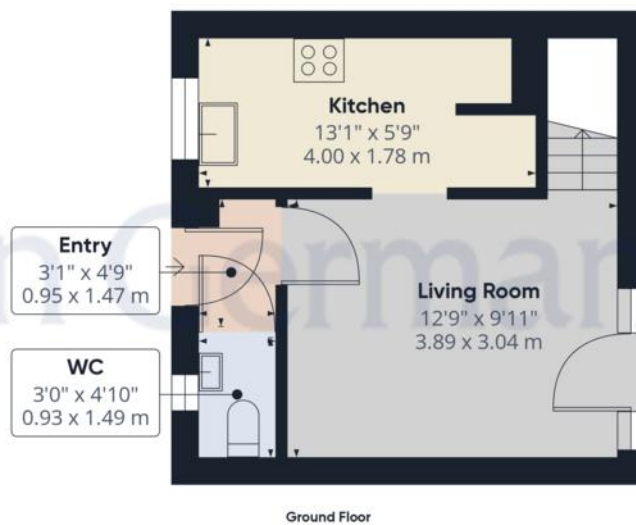
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/01022024

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Approximate total area¹¹
491.12 ft²
45.63 m²

Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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