

Heenan Grove

Lichfield, WS13 7QJ

John 
German



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£260,000

An attractive semi-detached property ideal for first-time-buyers or investors, offered to the market with no onward chain.

A superb opportunity for a first-time buyer, downsizer or investor to purchase this charming two bedroom semi-detached property located on Heenan Grove in 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 Chadsmead Primary Academy and for secondary education it's the Friary School.

Internally the property comprises entrance door opening into the porch hallway with a further door opening into the open plan lounge/diner having stairs rising to the first floor, carpeted flooring, uPVC double glazed window to the front aspect, both wall and ceiling light points, and a electric fire. There are double doors to the rear of the room opening into the kitchen which is fitted with a modern range of matching cream gloss wall and base units with laminate work surfaces over, tiled splashbacks, built in electric oven, gas hob with extractor above and a inset stainless steel sink with drainer and mixer tap over. There is laminate wooden effect flooring, ceiling light point and a window and door to the rear aspect giving access out to the rear garden.

Upstairs to there are two generously sized bedrooms and a family bathroom comprising white panelled bath with electric shower over, low level WC and a wash hand basin.

Outside, the property sits on a generously sized corner plot with front garden, tarmac driveway providing off-road parking and access to the garage with up and over door. To the rear of the property is an enclosed rear garden laid mainly to lawn with patio seating area.

Tenure: Freehold (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.

(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 B

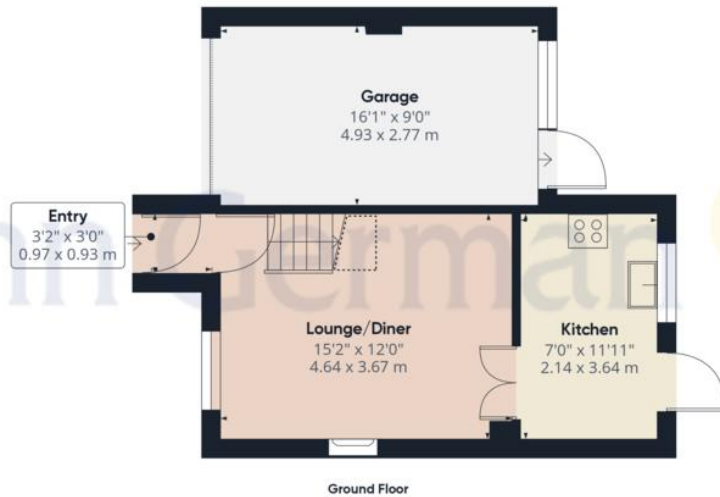
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20032024

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Approximate total area⁽¹⁾

671.77 ft²
62.41 m²

Reduced headroom

13.8 ft²
1.28 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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Agents' Notes

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