

Agincourt Road

Lichfield, , WS14 0GH

John 
German





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Lichfield, WS14 0GH

Offers Over £325,000

An attractive three storey townhouse presented to a high standard situated within the cathedral city of Lichfield.



This beautifully appointed modern townhouse is situated on Agincourt Road and will appeal to a wide range of buyers from first time home owners, investors and people looking to move up or down the property ladder. With its spacious accommodation set over three floors, stylish décor throughout, garage and off road parking, convenient location, and the added benefit of being offered with no upward chain - it will prove to be very popular!

The Cathedral city of Lichfield enjoys a range of boutique shops, a Michelin star restaurant, cosy cafés, markets, pubs and bars. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more destinations. For schooling it falls in the catchment area for Christ Church CE(VC) Primary School and for secondary education it's the Friary High School.

Internally the property comprises of an entrance door opening into the welcoming hallway with stairs rising to the first floor landing with attractive glass inserts allowing natural light to flow through this space. Leading off is an attractively presented cloakroom comprising of an integrated WC and pedestal wash hand basin.

There is a delightful open plan kitchen and living/dining space that has been cleverly designed for modern family living with a generous range of matching wall and base kitchen units with work surfaces over, tiled splashbacks, inset sink with drainer and mixer tap over, built in oven and space for various freestanding kitchen appliances plus spotlights to the ceiling. In the living/dining area there are two ceiling light points along with space for a dining table and settee, patio doors fitted with shutters opening to the rear garden and a useful built-in cupboard providing great storage.

The first floor comprises of a well-proportioned lounge with French style doors opening onto a Juliette balcony, windows to the side and rear elevations, carpeted flooring and two ceiling light points. Completing this floor is the second double bedroom, a great versatile space with carpeted flooring and UPVC double glazed window to the front aspect.

On the second floor there are two further bedrooms both of which are double rooms and have fitted wardrobes. The master enjoys the added bonus of an en-suite facility comprising of a tiled shower, pedestal wash hand basin, low flush WC and tiled flooring. The family bathroom has a white suite with and comprises of a bath, pedestal wash basin and low flush WC.

Outside, there is a very pleasant enclosed rear garden with a paved patio seating area ideal for summer entertaining, raised garden borders, garden shed, lawned garden and a pedestrian gate to the rear. There is a garage with power points and lighting situated in a nearby block, which also provides a parking space in front.

Note: There is a communal charge, currently £275 per annum.

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

Property construction: Brick **Parking:** Off road parking **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type: Fibre

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 D

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

Our Ref: JGA/04042024

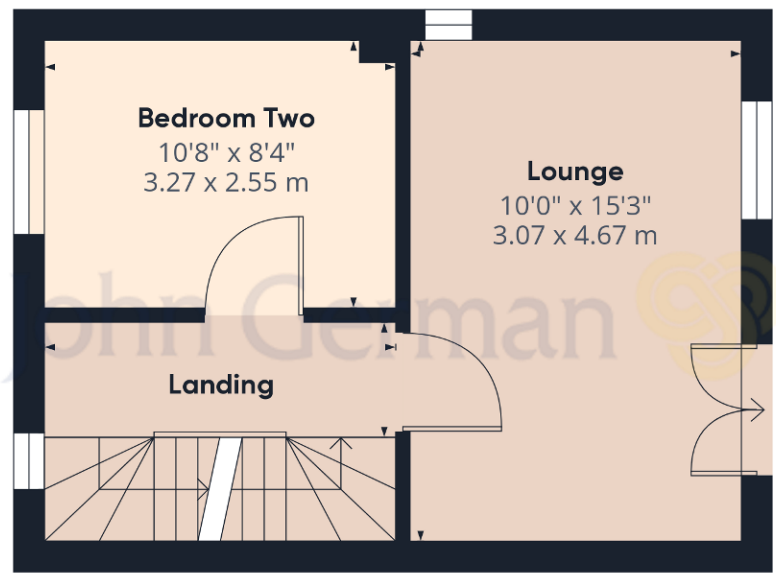
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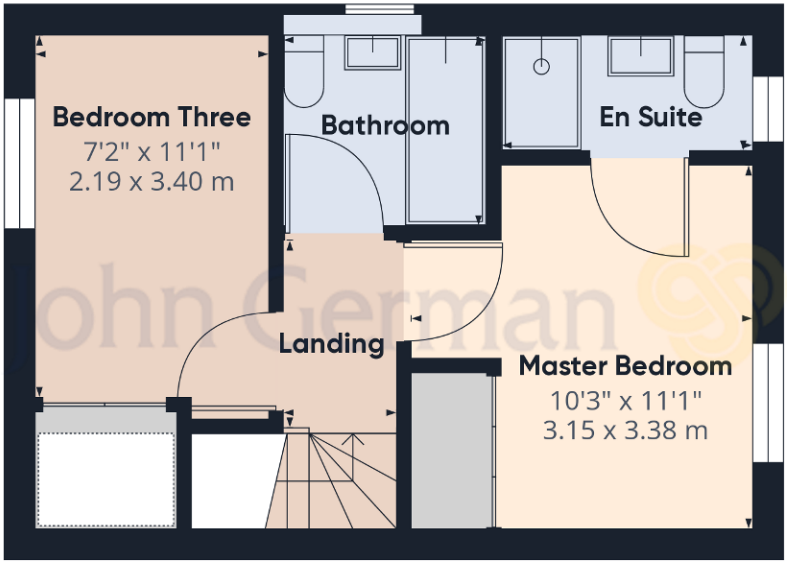




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
927.73 ft²
86.19 m²

(1) 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.



Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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