

Lawford Avenue

Boley Park, Lichfield, WS14 9XJ



Offered to the market with no upward chain is this end of terraced home situated within Boley park in Lichfield.

Offers in Excess of £220,000



John German

John German are delighted to offer to the market with no upward chain, this two bedroom end of terraced property enjoying a lovely position within this popular cul de sac within the Boley Park area of Lichfield. The area benefits from a newly refurbished Co-operative supermarket, nearby pub and range of shops, also being within the catchment area of St Chads Primary School and Nether Stowe School. For commuters, Trent Valley Station is only a short distance away and offers services to Birmingham, London Euston and many more. The A38 provides excellent access to Burton, Derby and the national motorway network. Lichfield is a beautiful cathedral city with plenty of picturesque beauty spots to explore including Beacon Park and Stowe Pool, also being home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants.

Internally the property comprises entrance door opening into the hallway with window to the side aspect, door opening into the kitchen and a door leading into the lounge/diner.

The kitchen is fitted with a range of fitted wall and base units with inset stainless steel sink with drainer, space for various freestanding kitchen appliances, along with the wall mounted boiler.

The generously sized lounge/diner has stairs rising to the first floor landing, carpeted flooring, electric fire and a window and door to the rear aspect leading into the conservatory.

Upstairs there are two generously sized double bedrooms both serviced by the modern family shower room.

Outside to the front of the property are two allocated parking spaces and to the rear is an attractive fully enclosed garden.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 28/3/2008 with 83 years remaining.

Ground rent £328.80 per annum.

Freeholders are Wallace Partnership Group Holdings Ltd

We believe there may be an option to purchase the freehold for this property however buyers will need to make their own enquiries into the costs involved with doing this.

Property construction: Standard

Parking: Two allocated spaces

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
www.lichfielddc.gov.uk

Our Ref: JGA/14062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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