

Beecroft Avenue

Lichfield, WS13 7EZ



A spacious detached bungalow offered to the market with no upward chain and located within walking distance of Lichfield Cathedral and the city centre.

£350,000



John German 

This three bedroom detached bungalow is situated on Beecroft Avenue, a popular address within Lichfield given its close proximity to the historic cathedral, beautiful Beacon Park and City Centre. Lichfield's city centre is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. For commuters Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road.

Internally the property has a entrance porch with door leading into the hallway.

There are three bedrooms, two large double sized rooms that both have fitted wardrobe space, carpeted flooring and UPVC double glazed windows to the front aspect along with one smaller double bedroom ideal as a dining room or study.

The welcoming living room has carpeted flooring, a ceiling light point and glazed sliding doors opening into the conservatory which provides access directly out to the garden and a door leading into the useful store room.

The family bathroom has a bath with mains shower over, low level WC, wash hand basin, carpeted flooring and partially tiled walls.

The breakfast kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, space for various freestanding kitchen appliances and a useful breakfast bar area. A large window overlooks the rear and a gives access to the garden.

Outside to the front of the property is a lawned garden with various shrubs along with a tarmac driveway providing off road parking for two/three vehicles that in turn gives access to the garage with an up and over door. There is a generous side garden space offering potential subject to relevant planning for extension works or even space for caravan storage etc. To the rear of the property is a private enclosed garden with lawned area and various plants, trees and shrubs.

Note: Probate has been applied for but not yet granted.

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

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected

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

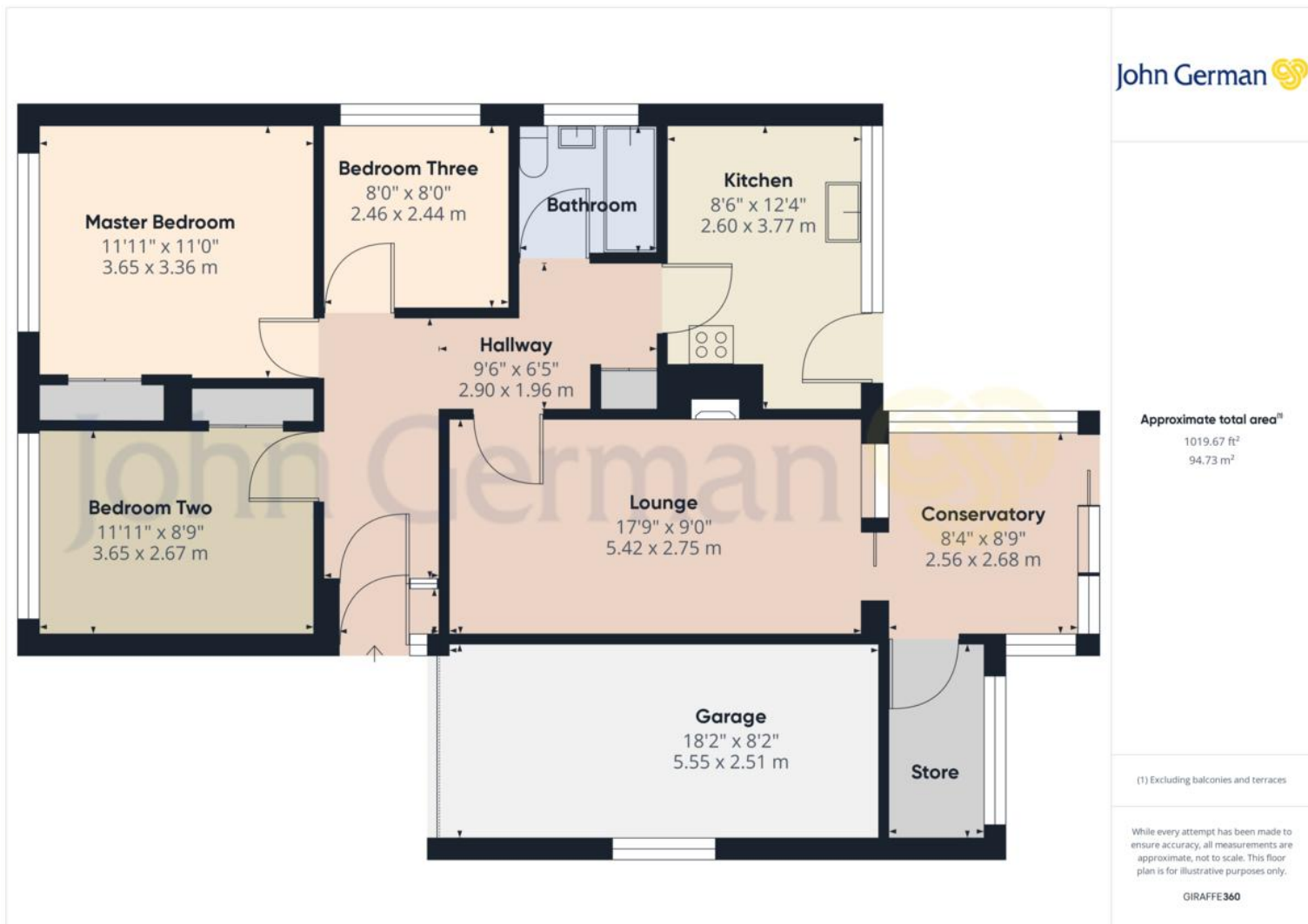
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/09072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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