

Sainte Foy Avenue

Lichfield, WS13 6PA

John 
German





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£350,000

A truly delightful three storey town house which is tastefully presented throughout. Situated in a great location within easy walking distance of Waitrose, city centre and Cross City Line railway station.

Accommodation: A traditional porch opens to the reception hall which has an inlaid entrance mat, useful understairs cupboard and stairs rising to the first and second floors. Off the hall is a very pleasant dining/sitting room which has an opening to the breakfast kitchen. The kitchen has an attractive range of grey units with stainless steel accessories, granite effect worksurfaces and a stainless steel one and half bowl sink and drainer. Integrated appliances comprise hob with extractor canopy above and a split-level double oven. There is a tiled floor which extends into the dining area having a particularly attractive double French style doors opening onto the lovely rear garden. The utility room again has a tiled floor, cupboard, stainless steel sink and drainer, and space and provision for washing machine. It also houses the boiler which was newly fitted in September 2024. The tiled floor extends into a separate cloakroom which is fitted with a WC and wash basin.

The first floor landing has stairs rising to the second floor, and off which leads a delightful lounge which has two front facing windows and an attractive fire surround. Also on this floor is a double bedroom and a family bathroom having a white suite comprising bath, pedestal wash basin, WC and tiled splashbacks.

Off the second floor landing are two double further double bedrooms and the principal bedroom has the benefit of an en suite comprising shower, wash basin and WC.

Outside, there is a lovely enclosed rear terraced style garden which has delightful mature beds, various sitting areas and gated access to the carport and parking space to the rear of the property.

The property is situated in the heart of the cathedral city of Lichfield and is particularly convenient for the city centre, Beacon Park, the cathedral, Minster Pool, the city centre railway station and Waitrose. Lichfield is situated close to the M6 toll road which provides direct access into the national motorway network.

Agents notes: There are rights and easements appertaining to this property, a copy of the Land Registry Title is available to view upon request. The carport and parking space are approached via shared private access to the rear of the property.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Carport & parking space

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

Broadband and 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 D

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

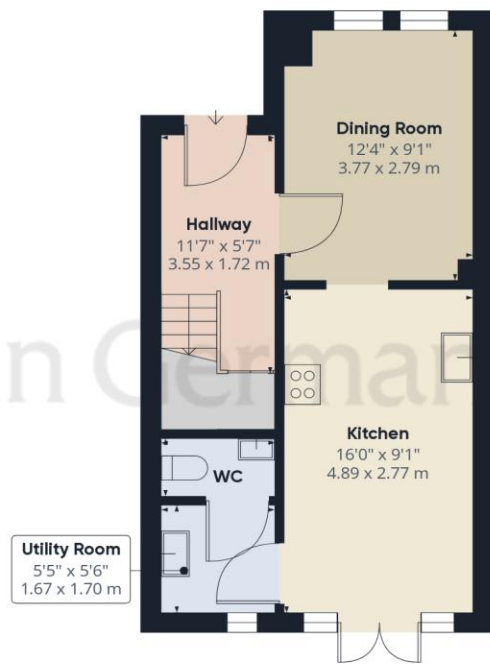
www.lichfielddc.gov.uk

Our Ref: JGA/08112024

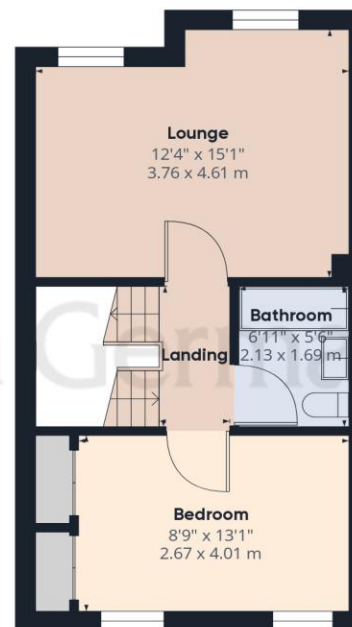
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1129.11 ft²

104.9 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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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