

Berwick Avenue

Streethay, Lichfield, WS13 8FY



Enjoying a delightful position is this superbly presented and decorated two bedroom end of terraced property that would make an ideal purchase for first time buyers or investor, within walking distance of Trent Valley rail station.

Offers Over £250,000

John German 

This stylish modern home is conveniently located on the Roman Heights development in Streethay which is popular for all ages with its open green spaces, newly opened primary school, the A38 and the city centre itself. Take a scenic walk around Stowe Pool and along the cobbled streets along the streets of Lichfield where there are a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants and pubs. For commuters, Lichfield Trent Valley rail station is just a short walk away that offers regular services to Bromsgrove and London Euston.

Internally the property comprises of entrance door opening into the welcoming living room with carpeted flooring, stairs rising to the first floor landing and a uPVC double glazed window to the front aspect. A door opens into the modern kitchen/diner which has a range of matching wall and base units with laminate worksurfaces over plus a range of integrated appliances and a large under stairs storage cupboard. Laminate flooring runs underfoot, there are two ceiling light points, a rear facing window and a door leading to the rear garden.

Off the kitchen is the guest's cloakroom comprising a low level WC, wash hand basin with tiled splashback and an obscured uPVC double glazed window to the side.

Upstairs there are two generously sized double bedrooms both with fitted wardrobes and a family bathroom comprising of white panelled bath with tiled surround and electric shower over, low level WC, wash hand basin with tiled splashback and an obscured uPVC double glazed side window.

Outside -To the front of the property is a small lawned garden and a paved pathway leading to the front door. The rear garden is laid mainly to lawn with a paved path, garden shed and a gate at the rear leads to the allocated parking space.

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: Allocated

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 C

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

Our Ref: JGA/21112024

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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