



Axten Avenue, Lichfield

£270,000

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A wonderful opportunity to acquire a stunning two bedroom home close to the centre of Lichfield. This immaculate semi-detached property on Axten Avenue, Lichfield, sits within the sought after Persimmon development, St John's Grange, whilst boasting an impressive range of features, from the fantastic presentation throughout each and every room, to the proximity to the city centre and parking space courtesy of the double width driveway, which isn't always a given with modern properties. The accommodation is set across two floors, with an entrance hall, living room, kitchen/diner and guest WC all to the ground floor whilst the two double bedrooms (both with built in wardrobes) and main bathroom occupy the first. Externally, a spacious tarmac driveway with space for two cars sits to the frontage, whilst to the rear is an attractive yet low maintenance garden. Sitting less than a mile from both the city centre and from Lichfield City train station, there is a wide range of amenities available, including Beacon Park, major supermarkets, bars, restaurants and the historic Lichfield Cathedral. A viewing is absolutely essential to appreciate all that's on offer.

Entrance Hall

A front facing composite door with double glazing inset opens to an entrance hall, fitted with a radiator and a staircase leading up to the first floor accommodation.

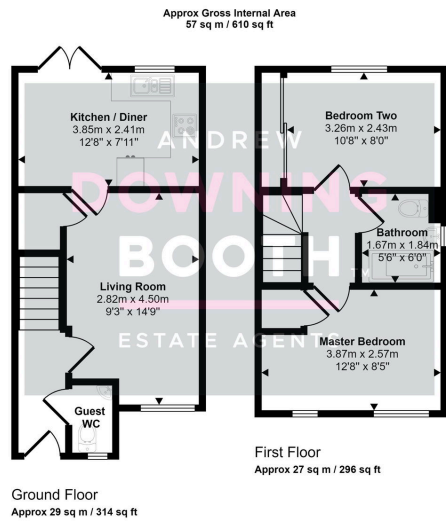
Living Room - 4.5m x 2.82m (14'9" x 9'3")

A beautifully presented living room is fitted with a front facing UPVC double glazed window, radiator and a good size under stairs storage cupboard. There is also a wall mounted contemporary storage unit, ideal for housing a TV or household ornaments.

Kitchen / Diner - 3.85m x 2.41m (12'7" x 7'10")

A naturally bright and contemporary kitchen/diner is fitted with a range of matching base cabinets and wall units whilst a one-and-a-half bowl stainless steel sink with chrome mixer tap is set into the work surface with a matching splashback. There is an integrated oven with integrated induction hob and extractor hood above, whilst there is also space for a range of other appliances, including a





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Modern Two Double Bedroom Semi-Detached Home
- Generous Driveway & Attractive Garden
- Contemporary Kitchen/Diner, Living Room & Guest WC
- EPC Rating: B
- Less Than A Mile From Lichfield's City Centre & Train Station
- Immaculately Presented Throughout
- Desirable & Convenient Location
- Council Tax Band: C



23010204_1723 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
16, Acton Avenue Lichfield Staffordshire WS14 9SD	Energy rating B	Valid until: 29 March 2031 Certificate number: 6100-3808-6432-2074-3793																																
Property type	Semi-detached house																																	
Total floor area	58 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the requirements and exemptions .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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<p>This property's energy rating is B. It has the potential to be A.</p> <p>See how to improve this property's energy efficiency.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0100-3808-6432-2074-3793/print.htm>

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