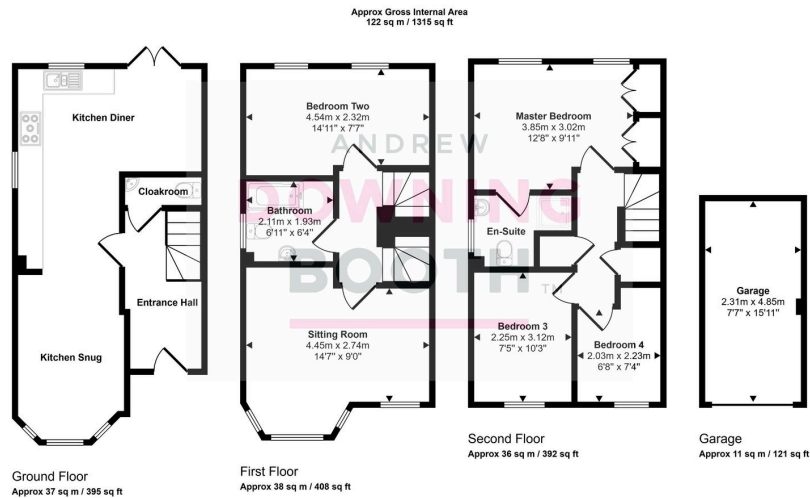# Agincourt Road, Lichfield, WS14 0GH

£410,000

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Words can hardly do justice to this impressive and immaculately maintained four bedroom home on Agincourt Road, nestled in a quiet part of one of Lichfield's most desirable areas. Approached via a secluded pathway and situated beside a railed communal garden which affords a super feeling of leafy space and privacy to the front. This impeccable end of terrace property wants for nothing, boasting an impressive open plan kitchen, living, dining area, a spacious lounge which overlooks the communal garden, 3 double bedrooms and a good size fourth bedroom whilst there is an ensuite to the master bedroom and an established South West facing rear garden which affords plenty of afternoon and evening sun. There is also a garage and driveway to the rear.

Location-wise, the property sits within walking distance, or just a short drive, from Lichfield City centre which offers wonderful architecture and many amenities including shopping, bars, restaurants, a theatre, Beacon Park and major supermarkets. Lichfield is close to excellent road links and the two train stations offer direct access to London, Birmingham and to many other surrounding areas.

Approx Gross Internal Area
122 sq m / 1315 sq ft

Kitchen Diner

Cloakroom

Bathroom
2.11m x 1.93m
6'11" x 6'4"

Bedroom Two
4.54m x 2.32m
14'11" x 7'7"

Master Bedroom
3.85m x 3.02m
12'8" x 9'11"

En-Suite

Garage
2.31m x 4.85m
7'7" x 15'11"

Entrance Hall

Kitchen Snug

Sitting Room
4.45m x 2.74m
14'7" x 9'0"

Bedroom 3
2.25m x 3.12m
7'5" x 10'3"

Bedroom 4
2.03m x 2.23m
6'8" x 7'4"

Ground Floor
Approx 37 sq m / 395 sq ft

First Floor
Approx 38 sq m / 408 sq ft

Second Floor
Approx 36 sq m / 392 sq ft

Garage
Approx 11 sq m / 121 sq ft

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.

- Superb Four Bedroom Home
- Open Plan Living/Kitchen/Diner
- South Westerly Sunny Garden
- Spacious Lounge
- Leafy Residential Setting
- Private Railed Communal Garden To The Front
- Council Tax Band D

Energy Efficiency Rating

		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			

England & Wales

EU Directive
2002/91/EC