

Ashgrove & Co

PHOTOGRAPHS TO FOLLOW

NEW INSTRUCTION

£340,000

Guide price

Extended three-bedroom 1930s semi, ten minutes' walk from the city centre

Maple Avenue, Lichfield WS13

A bay-fronted 1930s semi with a rear extension, an open-plan kitchen and family room, a downstairs shower room and a south-facing garden.

Semi-detached house

TYPE

3

BEDROOMS

2

BATHROOMS

1

RECEPTIONS

Freehold

TENURE

Band C

COUNCIL TAX

C

EPC RATING

1,080 sq ft

FLOOR AREA

ABOUT THIS HOME

Set on a tree-lined avenue a short walk from Lichfield's Cathedral and the city centre, this bay-fronted semi has been extended at the rear to create a bright open-plan kitchen, dining and family room with bi-fold doors onto the garden.

The ground floor also has a front sitting room with a log burner, a utility area and a modern shower room. Upstairs are three bedrooms (two doubles and a generous single) and a family bathroom.

Outside there is a block-paved drive for two cars and a south-facing lawned garden with a patio and timber store. The primary and secondary schools are within walking distance, and Lichfield City and Trent Valley stations are both close by.

KEY FEATURES

- Extended 1930s semi-detached house
- Open-plan kitchen, dining and family room with bi-fold doors
- Sitting room with log burner
- Ground-floor shower room plus family bathroom
- Three bedrooms
- Driveway for two cars
- South-facing rear garden
- Walk to the city centre and both stations

WHAT'S NEARBY

Schools: The Friary School (Secondary), 0.2 mi · Chadsmead Primary Academy (Primary), 0.4 mi · SS Peter and Paul Catholic Primary School (Primary), 0.6 mi · Willows Primary Academy (Primary), 0.6 mi

Supermarkets: The Co-operative Food, 0.3 mi · Morrisons, 0.4 mi · Tesco Extra, 1.1 mi · ALDI, 1.2 mi

Stations: Lichfield City, 1.2 mi · Lichfield Trent Valley, 1.9 mi · Shenstone, 3.8 mi

Straight-line distances from the centre of the postcode.

VIEWINGS

The seller has asked for viewings at these times: Mon–Fri after 17:00; Sat, Sun all day, except Sat 09:00–11:00. Times are confirmed with the seller before the viewing. Our website assistant can book a viewing for you at any time of day - just ask in the chat.

Ashgrove & Co

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