



14 Havefield Avenue,  
Lichfield WS14 9XS

Downes & Daughters  
ESTATE AGENCY



14 Havefield Avenue,  
Lichfield WS14 9XS  
£265,000

Downes & Daughters is delighted to offer for sale this two bedroom, freehold, semi-detached property, well presented in a modern style throughout and offered for sale with no onward chain. A perfect opportunity for a first time buyer to enter the market or investment buyer to maximise their return. Occupying an enviable position within the road with easy access to the City Centre and the added benefit of private driveway parking and a good size, west facing, rear garden. The internal accommodation comprises an entrance hallway, spacious living room, modern breakfast kitchen and a conservatory with 'warm roof' on the ground floor and a landing, two bedrooms and a bathroom on the first floor. Externally the property benefits from neat front and rear gardens, gated side access and private driveway parking adjacent to the property.

Viewing is essential to appreciate the attractive opportunity on offer and its convenient location for access to the City Centre.

**GROUND FLOOR**

Entrance Hallway • Spacious Living Room • Breakfast Kitchen • Conservatory With Access To Rear Garden

**FIRST FLOOR**

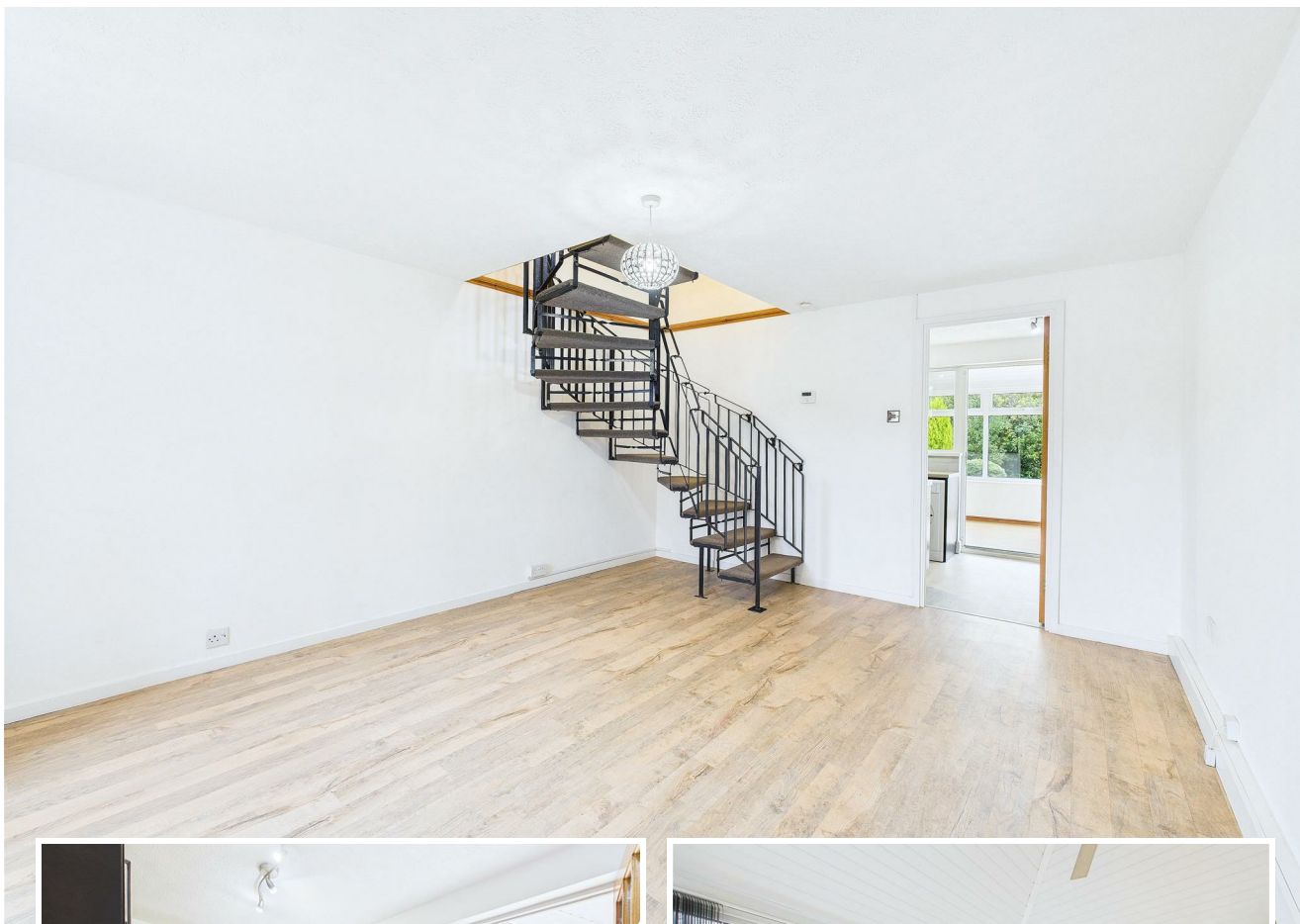
Landing • Bedroom One • Bedroom Two With Airing Cupboard • Bathroom

**OUTSIDE**

Neat Front Garden With Lawn • Private Driveway Parking Adjacent To The Property • Gated Side Access • Good Sized Lawned Rear Garden With Patio, Side Storage Area & Metal Storage Shed

**FURTHER INFORMATION**

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band B • Energy Rating C • Upvc Double Glazing • All Mains Services • New Conservatory Roof 2023 • New Boiler 2022 • Current Fixed Electrical Installation Report & Gas Safety Certificate









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
www.downesanddaughters.co.uk



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