2 Pass Avenue, Whittington

Lichfield WS14 9NJ

Downes & Daughters
ESTATE AGENCY

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Lichfield WS14 9NJ
Offers over £310,000

A well presented three bedroom family home on this quiet cul-de-sac in a central village location, offering wonderfully bright contemporary living spaces, ample private driveway parking and a west facing rear garden. The ground floor boasts an entrance hallway, kitchen diner with clever dedicated home working area, large double aspect living room and a bathroom. The first floor has a central landing, three bedrooms and a WC with basin although many of these homes have been easily reconfigured to include a first floor bathroom. Externally the property sits on an impressive plot with a lawned front garden, private driveway parking for a number of vehicles including caravan or motorhome, single garage and a west facing, partially walled garden with neat lawn and patio seating areas.

Viewing is essential to appreciate the attractive nature of this home, its future potential and the appeal of Pass Avenue itself. King Edward's catchment area.

GROUND FLOOR

Entrance Hallway • Double Aspect Living Room With Log Burner • Ground Floor Bathroom • Kitchen Diner With Useful Dedicated Home Work Space & Pantry

FIRST FLOOR

Landing • Principal Bedroom With Fitted Wardrobes • Bedroom Two • Bedroom Three • WC With Basin

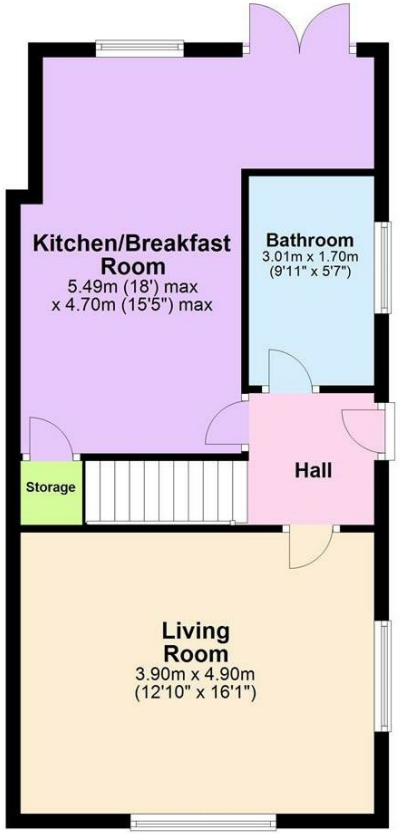
OUTSIDE

Private Tarmac Private Driveway For A Number Of Vehicles Inc. Caravan Or Motorhome • Partially Walled Rear Garden • Patio Seating Areas & Lawn • Single Garage & Gated Side Access

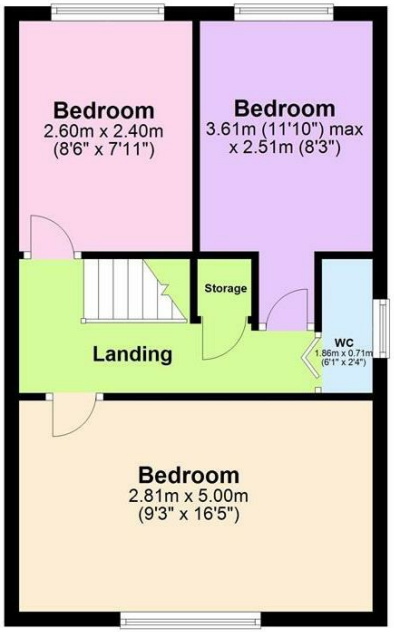
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • Upvc Double Glazing • Gas Central Heating • All Mains Services • King Edward's Catchment

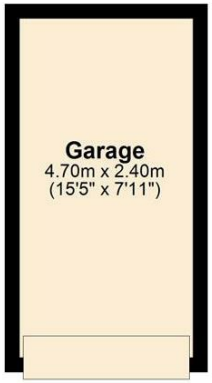
Ground Floor
Approx. 50.6 sq. metres (544.4 sq. feet)



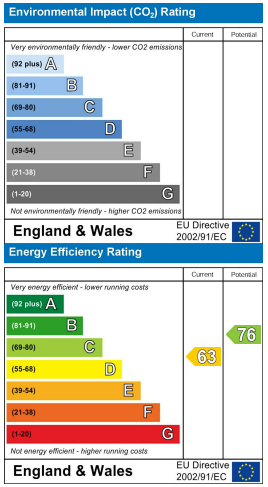
First Floor
Approx. 40.1 sq. metres (431.7 sq. feet)



Garage
Approx. 11.3 sq. metres (121.6 sq. feet)



Total area: approx. 102.0 sq. metres (1097.7 sq. feet)



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