
24 Shakespeare Avenue,
Lichfield WS14 9BE
Downes & Daughters
ESTATE AGENCY

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£285,000

A three bedroom semi-detached family home backing on to Shortbutts Park, moments away from King Edward VI School and only 0.3 miles away from Lichfield City Train Station, perfectly positioned to enjoy all the benefits City Centre living brings. With a host of bars, restaurants and amenities on your doorstep. Offered for sale with no onward chain, the internal accommodation comprises: A spacious entrance hallway, ground floor shower room and guest cloakroom, L shaped living and dining room with access to the rear garden and a kitchen on the ground floor, and three bedrooms and a family bathroom on the first floor. Externally there is private driveway parking with an EV charger, a lawned front garden, single garage and a south west facing rear garden with gated access to Shortbutts Park.

Viewing is essential to appreciate the attractive nature and future potential of this delightful family home and its enviable location.

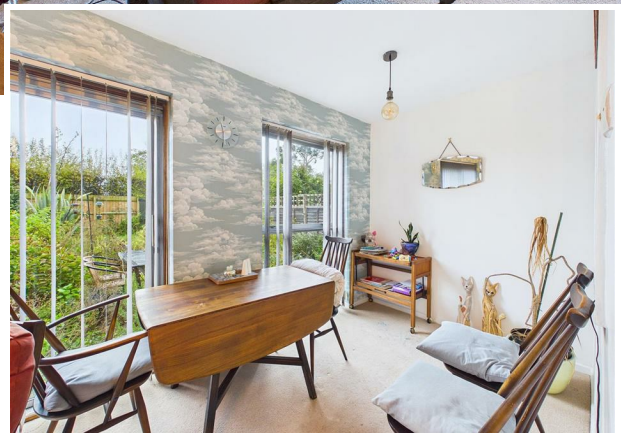
GROUND FLOOR
Spacious Entrance Hallway • Ground Floor Shower Room & Guest Cloakroom • Kitchen With Serving Hatch & Door To Garden • L Shaped Living & Dining Room With Access To Rear Garden

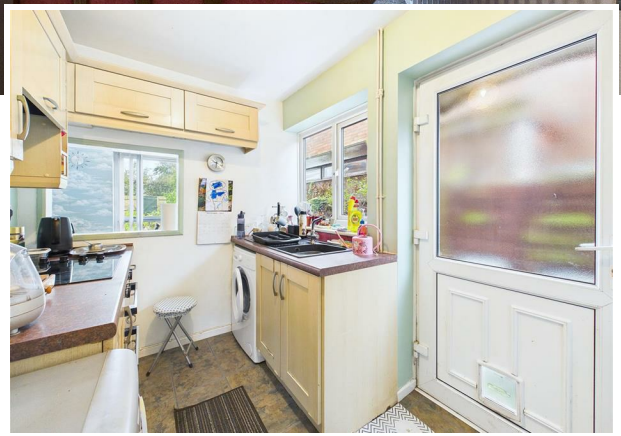
FIRST FLOOR
Landing • Bedroom One • Bedroom Two • Bedroom Three • Family Bathroom

OUTSIDE
Private Driveway Parking With EV Charger • Lawned Front Garden • Gated Side Access • Single Garage • South West Facing Rear Garden With Gated Access To Shortbutts Park • Superb Levels Of Privacy

FURTHER INFORMATION
No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • Upvc Double Glazing • All Mains Services





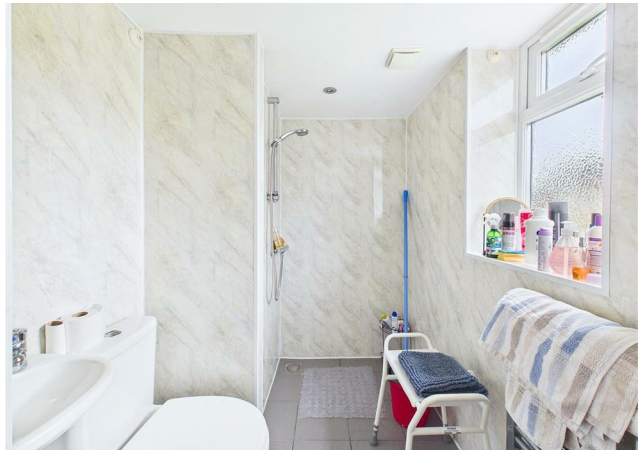












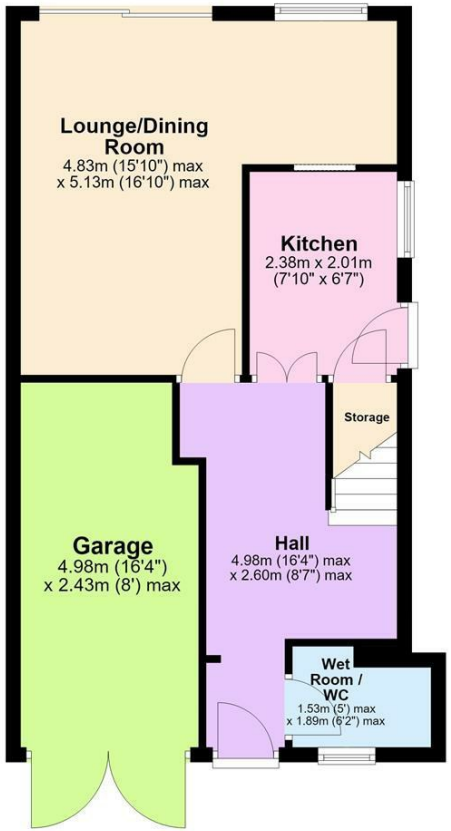






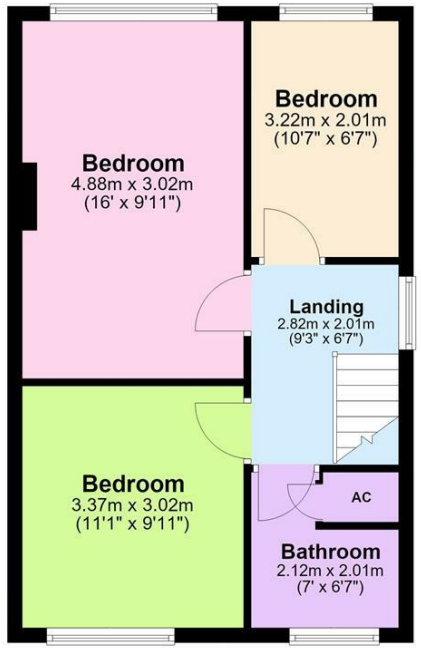
Ground Floor

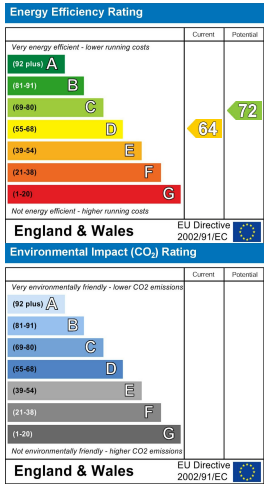
Approx. 51.3 sq. metres (551.8 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)





Total area: approx. 93.7 sq. metres (1009.0 sq. feet)



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www.downesanddaughters.co.uk



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