

Asking Price £330,000

Jayman
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Estate Agents



Parnell Avenue

Lichfield, WS13 6NX

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Jayman offer for sale this superbly presented three bedroom property on Parnell Avenue. Offered with no upward chain the property is in immaculate condition and includes; hallway, guest wc, modern fitted kitchen, spacious living room, three bedrooms - master with ensuite shower, modern shower room and great sized garden with garage and parking to the side.

Approach

Parnell Avenue is a quiet avenue located just a short walk from the city centre and Waitrose supermarket on the Darwin Park estate in Lichfield. The property has a garage and parking to the side and offers the following accommodation.

Reception hallway

With stairs to first floor, door to guest wc, kitchen and living room.

Kitchen 8'0" x 10'11" (2.44 x 3.35)

Modern fitted kitchen with a range of storage units, sink, drainer, cooker with hob over and extractor above, space and plumbing for white goods and with breakfast bar area and window to the front.

Guest WC

With wash hand basin and WC.

Living Room 13'8" x 14'11" max (4.18 x 4.57 max)

Spacious living room with space for lounge and dining

suite, feature fireplace, windows and doors to rear garden and useful large storage cupboard,

First floor

Landing with doors leading to;

Bedroom 1 8'5" x 9'6" (2.59 x 2.9)

Double bedroom with window to fore, built in wardrobes and door to Ensuite Shower.

Ensuite

With suite comprising of shower cubicle, wash hand basin and wc.

Bedroom 2 8'5" x 10'5" (2.59 x 3.19)

Double bedroom with window to rear

Bedroom 3 6'10" x 6'2" (2.1 x 1.9)

Single bedroom with window to rear.

Shower Room

Modern fitted shower room with walk in double shower, wash hand basin and WC. (Could easily be changed back to a bath with shower above if required).

Garden

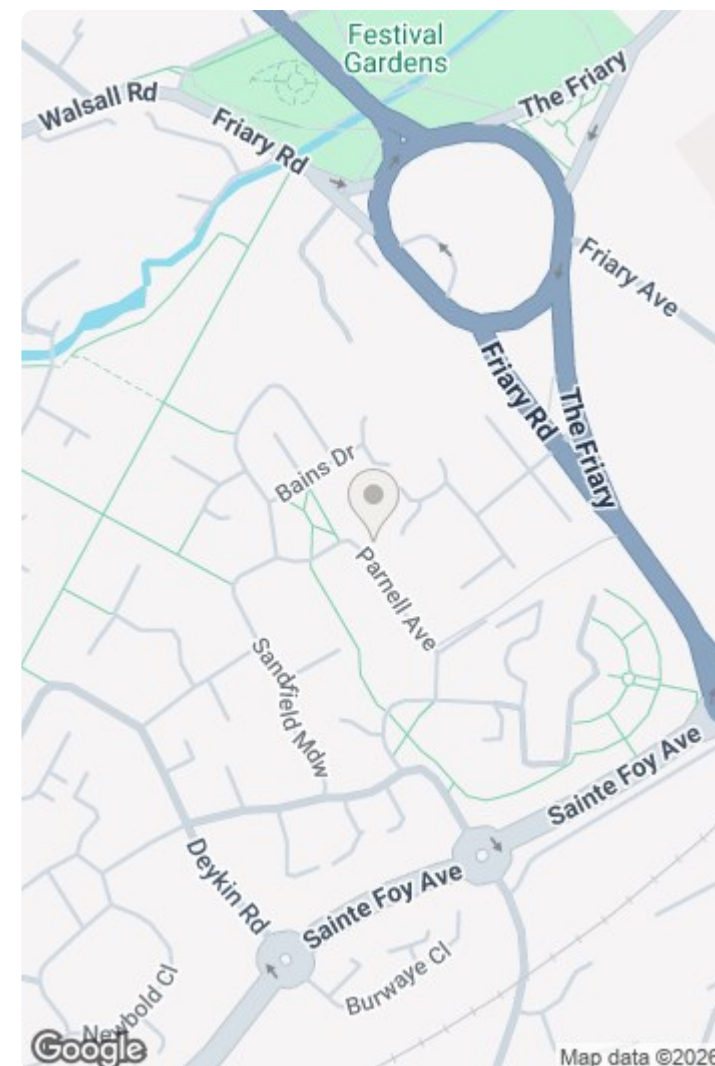
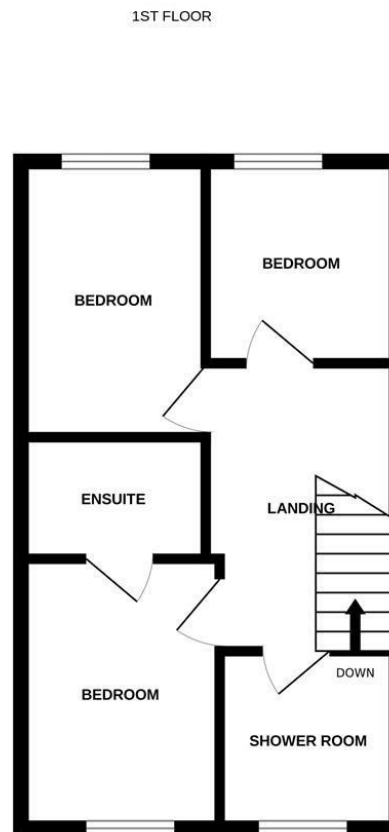
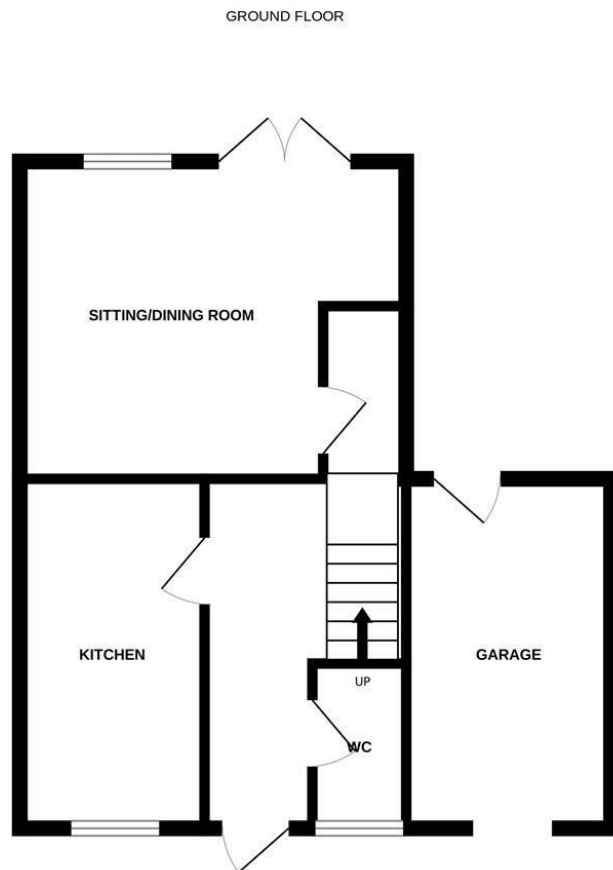
Great sized garden with patio and lawned area and with access to the garage.

Garage

With electric roller door, electric points and further door to rear garden,



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A			
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

