

Asking Price £330,000

Jayman
www.jayman.co.uk

Estate Agents



Parnell Avenue

Lichfield, WS13 6NX

Parnell Avenue, Lichfield, WS13 6NX

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.

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Garage

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

Lichfield

Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

Like it? We can help you buy it!

Thinking of making this property your next home? At Jayman, we are here to help make the move as smooth and stress-free as possible.

Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

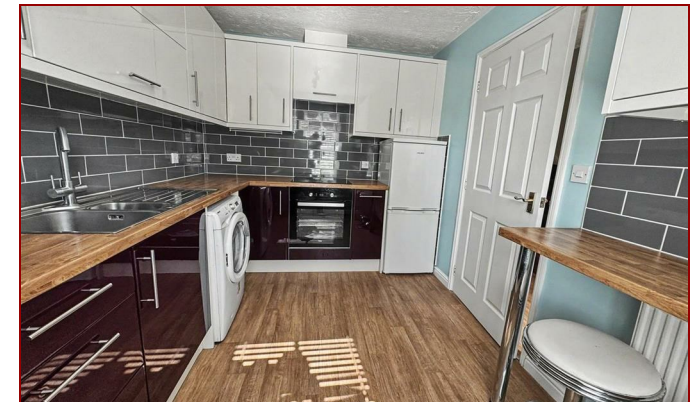
Please speak to a member of our team for further information on how we can assist you and to arrange a free valuation of your home.

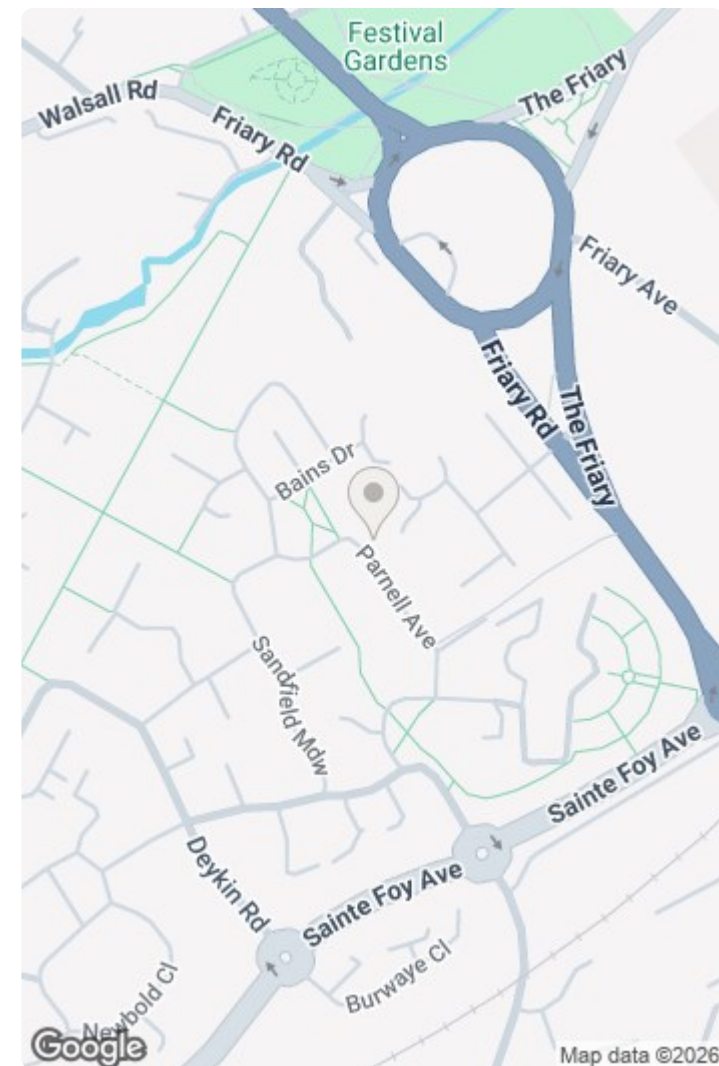
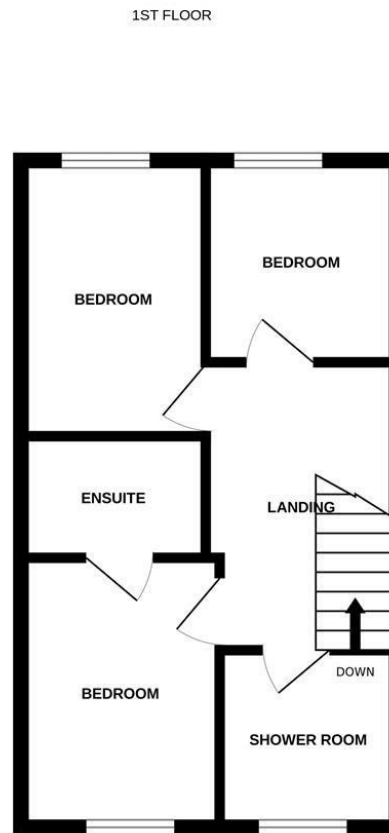
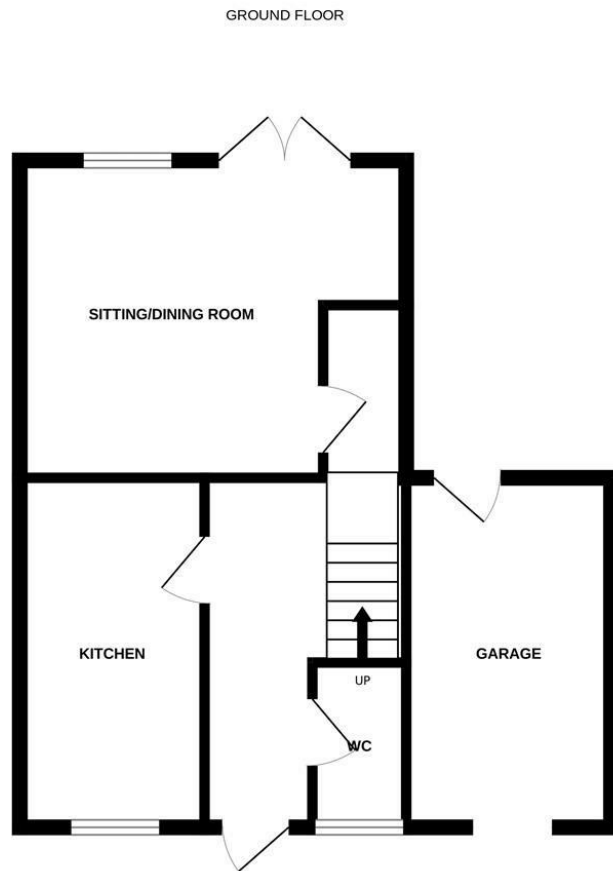
Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.





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.
Made with Metropix ©2026

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

