



Sainte Foy Avenue, Darwin Park, Lichfield

Offers in Excess of  
**£240,000**

- Two Bedroom Mid-Terraced Property
- Spacious Lounge Diner With Access To Rear Garden
- Walking Distance To Lichfield City Centre & Lichfield City Train Station
- Comes With Designated Parking Space
- Attractive Rear Garden



## Sainte Foy Avenue, Darwin Park, Lichfield

**Offers in Excess of £240,000**

### DESCRIPTION

Sainte Foy is an attractive ski resort in the South of France, and you can be sure to be on a slippery slope to disappointment if you miss out on this deceptively spacious two bedroom mid-terrace property. Sitting on the edge of the popular Darwin Park, this property is only a short walk to Lichfield City Centre and Lichfield City Train Station, as well as a range of other amenities including supermarkets and parks. On the ground floor you will find a useful guest WC, large lounge diner with access to the attractive rear garden and the kitchen. The first floor has a generous Master bedroom and good sized second bedroom as well as an attractive bathroom. With this many boxes ticked and at such a fair price, we won't be surprised if this flies off the shelf! Therefore we would have to advise that you book in at your very earliest convenience!

### ACCOMMODATION

#### ENTRANCE HALL

A front facing exterior door opens to an entrance hall fitted with a radiator.

#### GUEST WC

The guest WC is fitted with a white suite which includes a low level flush WC, and a wall mounted wash hand basin with a tiled splashback. There is also a radiator and extractor fan.

#### LOUNGE/DINER 16' 3" x 11' 11" (4.95m x 3.63m)

A generous lounge/ diner is fitted with two radiators and rear facing UPVC double glazed exterior doors opening out to the garden whilst a staircase leads up to the first floor accommodation.

#### KITCHEN 8' 4" x 8' 2" max (2.54m x 2.48m max)

The kitchen is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink with chrome mixer tap is set into the work surface with a tiled splashback. There is an integrated cooker and a four ring gas hob is set into the work surface with extractor hood above. There are

spaces for a tall fridge/freezer and washing machine whilst the kitchen houses the gas fired central heating boiler. There is a tiled floor and front facing UPVC double glazed window.

### LANDING

A staircase leads up to the first floor landing which houses the loft access hatch and useful built in storage cupboard.

**MASTER BEDROOM** 11' 11"(max into robes) x 11' 5" (3.62m(max into robes) x 3.48m)

A generous master bedroom is fitted with built in wardrobes, a radiator and rear facing UPVC double glazed window.

**BEDROOM TWO** 11' 0" x 6' 9"(max) (3.35m x 2.07m(max))

A good sized second bedroom is fitted with a radiator, front facing UPVC double glazed window and built in wardrobe.

### BATHROOM

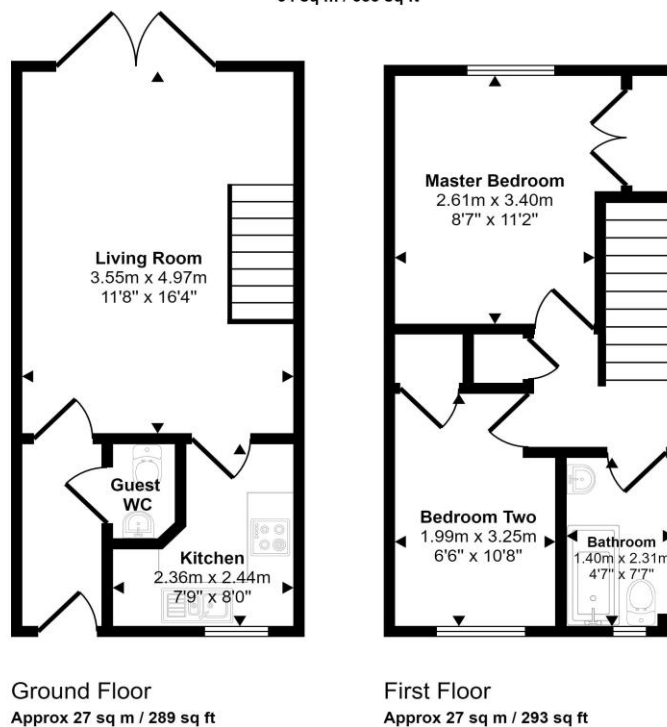
The bathroom is fitted with a white suite which includes a low level flush WC, pedestal wash hand basin and a panelled bath with Mira shower over. There is a tile effect floor, radiator, extractor fan and front facing UPVC double glazed window.

### EXTERIOR

The property sits on an attractive and mature garden plot. with a gate sitting between two brick pillars opening to a paved pathway which leads to the front door. There is a gravel frontage with hedged boundaries to the front and one side whilst to the rear is an enclosed garden which is laid mainly to lawn with a paved patio accessed off the lounge/diner. There are also a range of mature shrubs whilst a gate provides rear access to a parking area where there is one allocated parking space.



Approx Gross Internal Area  
54 sq m / 583 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Tenure:** Freehold **Local Authority & Council Tax Band:** Lichfield District Council / C **Services:** We understand that the property is connected to mains gas, electric, water and drainage.

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