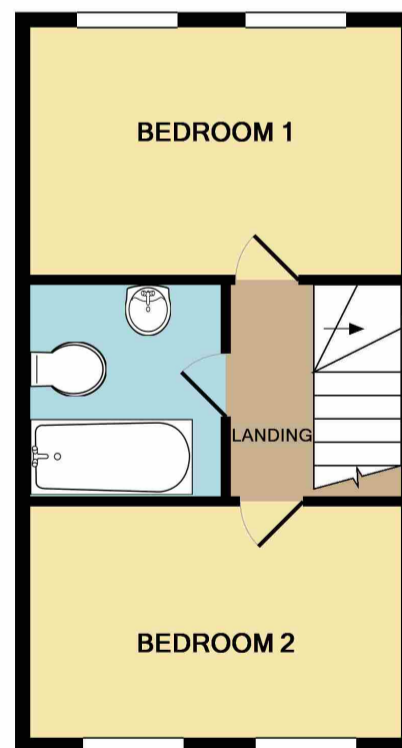


GROUND FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

10 SUNBURY AVENUE, LICHFIELD WS14 9XY
TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**10 Sunbury Avenue, Lichfield,
Staffordshire, WS14 9XY**

£240,000 Freehold

Enjoying a pleasant setting on this popular cul de sac in the sought-after Boley Park district of Lichfield, this well-presented end townhouse offers an excellent accommodation layout. Within minutes walk of the local Boley Park shopping centre, the location is perfect to take advantage of Lichfield's more comprehensive shopping and leisure facilities within its city centre. Commuters certainly appreciate this location, as access can quickly be gained to the excellent road and rail network surrounding Lichfield for quick access to many Midland commercial centres and beyond. With the benefit of UPVC double glazing and combination gas central heating, an early viewing is strongly recommended.

VESTIBULE PORCH

with UPVC entrance door with double glazed inserts, external wall lantern, UPVC double glazed window to side, tiled effect cushion flooring, built-in cupboard and inner door to:

LOUNGE

15' x 12' 8" (4.57m x 3.86m) with UPVC double glazed windows to front and side, radiator, stairs leading off, coving to ceiling.

DINING KITCHEN

12' 7" x 8' 2" (3.84m x 2.49m) with ample pre-formed work surface space with white high gloss base cupboards and drawers, inset single drainer stainless steel sink unit with mixer tap, matching wall mounted cupboards, co-ordinated tiled splashback, wall mounted Worcester combination gas central heating boiler, UPVC double glazed window and door to rear garden, radiator, space and plumbing for washing machine, space for fridge and gas or electric cooker, fluorescent light strip.

FIRST FLOOR LANDING

a staircase with spindle balustrade rises to the first floor. There is a loft access hatch and an obscure UPVC double-glazed window to side.

BEDROOM ONE

12' 8" x 8' 2" (3.86m x 2.49m) having two UPVC double glazed windows to rear, radiator.

BEDROOM TWO

12' 8" x 7' 4" (3.86m x 2.24m) with two UPVC double glazed windows to front, radiator, shelving.

BATHROOM

having a white suite comprising panelled bath with Triton electric shower fitted over, pedestal wash hand basin and close coupled W.C., radiator, comprehensive ceramic wall tiling, coving to ceiling.



OUTSIDE

The property is set back off the road with a shared driveway approach leading to a private parking area for a couple of cars, lawned foregarden and side pathway with gated access leading to the rear garden. To the rear is an established private garden with slabbed patio, lawn, fenced perimeters, mature flower and herbaceous borders, external bulkhead lighting, large useful garden storage shed, cold water tap.

COUNCIL TAX

Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.