



# Netherbridge Avenue, Boley Park, Lichfield

£220,000

🛏️ 2 🪑 1 🚗 1



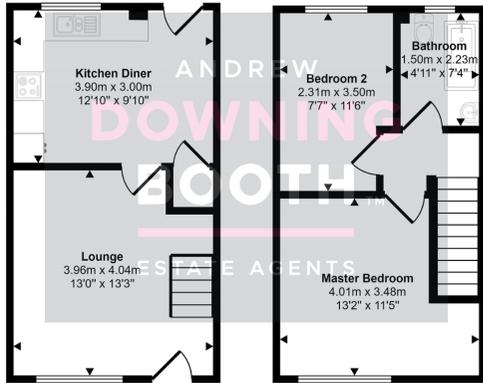
A fantastic opportunity to acquire a two bedroom home in a desirable part of Lichfield, boasting the added benefit of having no upward chain. Requiring some TLC, this charming terraced house in Netherbridge Avenue of Boley Park comes to the market with incredible potential, whether you're a first time buyer looking to create your own dream home, an investor after a lucrative opportunity or a downsizer fancying a bit of a project. Nestling in the highly sought after Boley Park, with its own driveway, the property benefits from having Lichfield Trent Valley just over half a mile away, providing excellent commuter routes and links to Birmingham and London, whilst the the centre of Lichfield is also just over a mile away. The accommodation is set across two floors, with a spacious lounge and kitchen/diner to the ground floors whilst both bedrooms and the bathroom occupy the first. A lawned front garden, adjacent driveway and low maintenance rear garden make up the property's exterior. Properties offering this level of value for money typically attract a lot of attention, so we must advise booking in a viewing at your earliest convenience.

#### Note

The property doesn't have central heating.



Approx Gross Internal Area  
57 sq m / 611 sq ft



Ground Floor  
Approx 28 sq m / 304 sq ft

First Floor  
Approx 28 sq m / 307 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.

- Two Bedroom Terraced Property
- Significant Potential
- Highly Desirable Location
- EPC Rating: TBC
- No Upward Chain, & Driveway Property
- Generous Room Sizes
- Close To Lichfield Trent Valley Station
- Council Tax Band: C

