



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Masefield Close, Lichfield

Guide Price £240,000

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MODERN METHOD OF AUCTION - A fabulous opportunity to acquire a generous three bedroom property in a highly desirable part of Lichfield, just a short way from the city centre. This impressive link-detached house in Masefield Close offers incredible value for money, boasting generous living space, three good size bedrooms and an attractive plot in a quiet spot. Location wise, the property sits just half a mile from the very centre of Lichfield, with fantastic access to various amenities, including Lichfield City train station, major supermarkets, Beacon Park and highly rated schools. The accommodation is set across two floors, with an entrance hall, large dual aspect lounge/diner, kitchen and utility room all to the ground floor whilst three bedrooms and main bathroom occupy the first. Lawned gardens to both the front and rear, a tarmacadam driveway and garage complete the property's exterior, with the rear garden benefitting from being private and South-West facing. A viewing is imperative to appreciate all that's on offer.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The seller will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Entrance Hall

A front facing composite door opens to an entrance hall, fitted with a wood effect flooring, radiator and staircase leading up to the first





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.

- ****MODERN METHOD OF AUCTION****
- Three Bedroom Link Detached Property
- Significant Renovation Potential
- Highly Desirable Location
- Lawned Front Garden Plus Driveway & Garage
- Private & Attractive Rear Garden
- Large Lounge / Diner
- No Upward Chain
- Council Tax Band: C
- EPC Rating: E



Energy Efficiency Rating

