



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Mason Avenue, Lichfield

£350,000

 3  1  1



A consistently beautifully appointed and high specification three double bedroom home, benefitting from both a stunning outlook over neighbouring countryside as well as a highly convenient and desirable location. This fabulous semi-detached property in Mason Avenue, Lichfield, was built in 2022 and comes with impressive upgrades to the interior throughout, providing a real sense of luxury.

Location-wise, the property is just a short drive from Lichfield's centre centre, with various amenities easily accessible, including major supermarkets, the recently opened Anna Seward primary school, Beacon Park and Lichfield City train station, with links to Birmingham and other surrounding areas.

The accommodation is set across two floors, with an entrance hall, tastefully designed living room, contemporary full width kitchen/diner with French doors out to the garden, and a guest WC all to the ground floor, whilst the three double bedrooms and attractive main bathroom sit to the first, with a fantastic Master bedroom benefitting from having built in wardrobes, its own en-suite shower room and truly wonderful views to the front. A charming frontage is complimented by a well maintained and South-East facing garden and a driveway providing off road parking for two cars to make up the property's exterior.

Exceptional design throughout, a sensational location and generous room sizes to both floors; this property simply must be viewed in order to be fully appreciated.

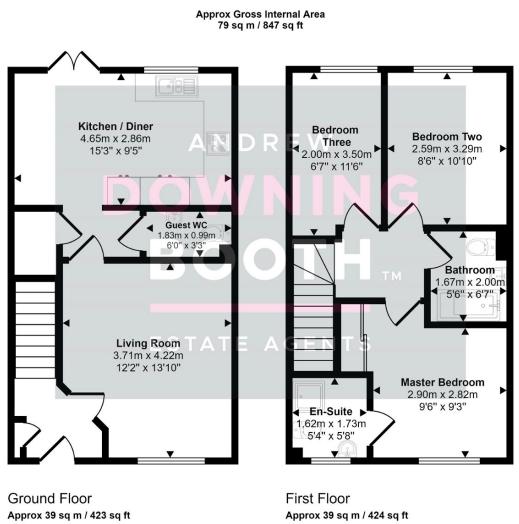
Entrance Hall

A front facing double glazed composite door opens to the entrance hall, fitted with a radiator, tiled floor and a useful storage cupboard, whilst a staircase leads up to the first floor accommodation.

Living Room - 3.71m x 4.22m (12'2" x 13'10")

A beautifully presented living room is fitted with a radiator and front facing UPVC double glazed window, providing fabulous and far-reaching views over neighbouring countryside.





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.

- Three Double Bedroom Semi-Detached Property
- Beautifully Presented Throughout
- Stunning & Far-Reaching Countryside Views
- Fabulous Living Room & Contemporary Kitchen / Diner
- Master Bedroom With Built In Wardrobes & En-Suite
- Generous Garden & Two Parking Spaces To Rear
- EPC Rating: B
- Council Tax Band: C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	96	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	