

7 Austin Avenue

Streethay | WS13 8WD | Guide Price £540,000

ROYSTON & LUND

- Guide Price: £540,000 - £550,000
- Principle Bedroom with En-Suite
- South-West Facing Garden
- Ground Floor WC & Utility
- Council Tax: F // EPC: B
- Four Bedroom Detached Family Home
- Spacious Kitchen/Dining Room
- Close to Numerous Amenities
- Single Garage & Driveway
- Freehold

















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Situated within a quiet development on the edge of the popular cathedral city of Lichfield, this attractive four-bedroom detached home offers spacious and versatile family accommodation. Further benefits include a generous rear garden, off-road parking, a single garage and pleasant views across an open green.

A welcoming entrance hall provides access to the ground-floor accommodation, including a bright and spacious living room with double doors opening directly onto the private rear garden. A separate reception room offers flexible space for use as a home office, snug or playroom, while a convenient WC completes the hallway.

The kitchen/dining room forms the heart of the home, offering ample worktop and cupboard space alongside plenty of room for family dining and entertaining. Double doors open onto the rear patio, creating an excellent connection between the indoor and outdoor spaces. A separate utility room provides further storage and practicality.

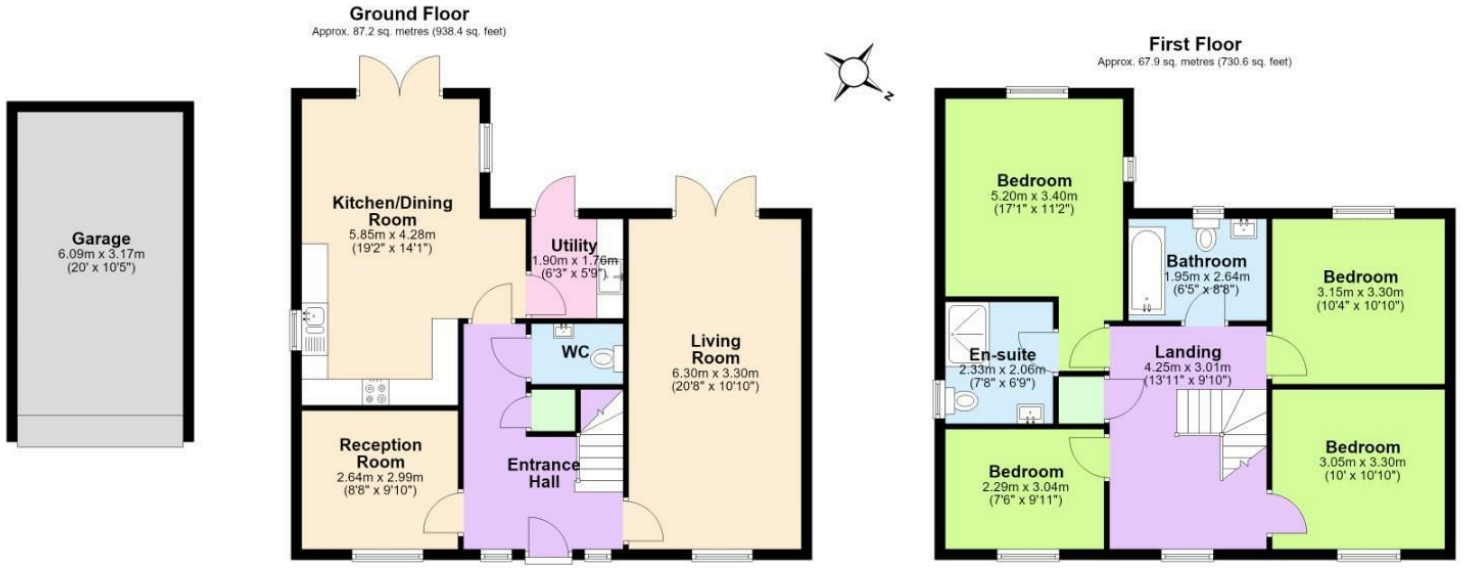
The first floor opens onto a spacious landing leading to four well-proportioned bedrooms. The principal bedroom benefits from a private en-suite shower room, while two further double bedrooms and a single bedroom are served by the family bathroom, fitted with a bath and overhead shower.

Outside, the generous rear garden features an extensive lawn, raised beds with established planting and ample patio space for outdoor seating and dining. To the front, the property enjoys views across the neighbouring green, while a driveway runs alongside the house and leads to a single garage positioned at the rear.

For more information: https://reports.sprift.com/property-report/?access_report_id=5748628

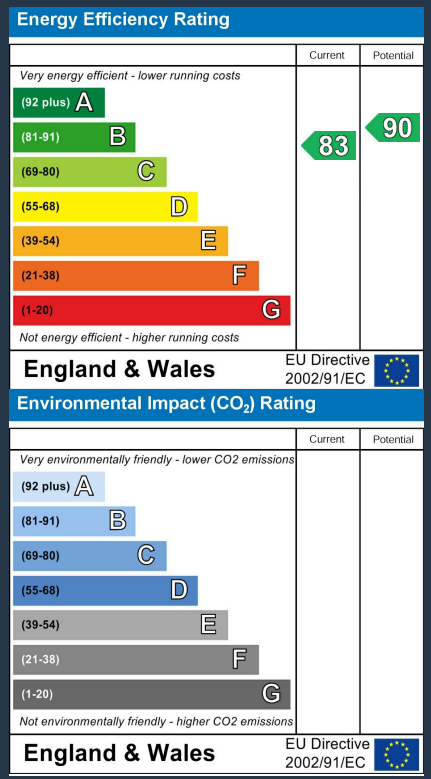
Property subject to an estate charge of approximately £609.48 p/a, please contact your solicitors for additional information.

Freehold



Total area: approx. 155.1 sq. metres (1669.0 sq. feet)

EPC



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