

# Bulldog Lane

Lichfield, Staffordshire, WS13 7LN



Enjoying a secluded position in one of Lichfield's most sought after areas within a short walkable distance to Stowe Pool, the historic City Centre and Cathedral.

NO UPWARD CHAIN

£750,000

John German 

Approached from Gaia Lane or Gaiafields Road, Bulldog Lane is a very established and sought after residential area located to the north side of Lichfield and always attracting interest from buyers that seek convenient proximity to the City amenities but at the same time a quiet and away from it all location.

Whilst in need of modernisation generally, this four bedroom detached house is of attractive style and good size with obvious potential to upgrade to a luxury home with the added benefit of a generous frontage plot and private rear garden.

A wide storm canopy cover and hardwood main front door leads you into an entrance porch that thereafter leads into a good sized reception hall with central access to all principal ground floor rooms, a two piece fitted guest's cloakroom and the staircase to the first floor.

Leading off the hall is an excellent sized through lounge with bow window to the front, patio doors to the rear, ceiling and wall lights and a decorative feature fireplace surround. Immediately adjoining the lounge is a semi circular uPVC double glazed conservatory with direct access to the garden and patio.

In keeping with its size and age, the property has a separate front facing formal dining room which adjoins the kitchen and has a serving hatch. There is a useful and completely separate study/office that leads off the hall and this is located next to the well proportioned kitchen which although in need of modernisation is a very pleasant room with garden facing window and immediately adjacent to an exceptionally spacious utility room with possibilities (open to a structural survey) to join these two rooms together to form a large breakfast/dining kitchen.

Leading off the current utility room is a rear lobby, a sizeable walk in store/pantry with shelving and a further cloakroom/WC that is ideal for use when in the garden.

On the first floor a centre landing gives access to the four bedrooms, family bathroom and airing cupboard.

All bedrooms are of double size, enjoy pleasant garden views and have built in wardrobes with the master bedroom also having its own en suite bathroom.

Bedrooms two, three and four all enjoy convenient access to the family bathroom.

Outside a double garage has an up and over door, electric light and power points and a side pedestrian door. The sweeping driveway to the front of the property allows comfortable parking space for four cars or more and is bordered by mature shrubs, trees and screening plants. There is a gated entrance to each side of the house that leads to a privately enclosed rear garden that offers a patio and pathway with stone border walling and steps that lead up to a raised and hard paved wide terrace with many established shrubs and perennial plants within deep set borders.

**Note:** The property holds a possessory title and not title absolute however our client is willing to cover this with an indemnity policy.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14072023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

 <p style="text-align: center;"><b>Ground Floor</b></p>	<p style="text-align: right;"><b>John German</b> </p> <p style="text-align: right;"><b>Approximate total area<sup>(1)</sup></b></p> <p style="text-align: right;">2051.34 ft<sup>2</sup> 190.58 m<sup>2</sup></p> <p style="text-align: right;"><b>Reduced headroom</b></p> <p style="text-align: right;">35.54 ft<sup>2</sup> 3.30 m<sup>2</sup></p>
 <p style="text-align: center;"><b>Floor 1</b></p>	<p style="text-align: right;">(1) Excluding balconies and terraces</p> <p style="text-align: right;"> Reduced headroom (below 1.5m/4.92ft)</p> <p style="text-align: right;">While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;"><b>GIRAFFE360</b></p>









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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**Agents' Notes**  
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**Referral Fees**  
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