

Giffords Croft

Lichfield, WS13 7HG

John 
German





Giffords Croft

Lichfield, WS13 7HG

£550,000

An executive detached family home situated close to amenities offering spacious and versatile accommodation including an impressive living kitchen, third versatile reception room, a stunning loft master suite and a generous rear garden.



This beautifully appointed detached family home is situated in a popular spot for growing families with a range of shops and amenities close by. The current vendors have created excellent further accommodation by converting the loft and garage space to create a versatile third reception room and a stunning master suite, they have also fully modernised the home including a full re-wire, new heating system, new internal doors and much more. The beautiful Beacon Park and Lichfield city centre are both less than a mile away home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. For commuters Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road.

Accommodation - A composite entrance door opens into the porch that in turn opens into the welcoming hallway with carpeted flooring, stairs rising to the first floor landing and ceiling spotlights.

The front facing living room has a bay window, vertical feature radiator, carpeted flooring and ceiling spotlights. Across the hall is a separate dining room that has a useful pantry cupboard, solid wood flooring and a large uPVC double glazed window overlooking the rear garden. A door leads into a side hallway which has a door out to the side elevation and an internal door to the guest cloakroom/utility. Also from here is the a versatile third reception room which could be utilised as a ground floor bedroom, playroom or home office.

The heart of the home is the impressive open plan kitchen and living space with a stunning recently re-fitted kitchen from Wren's Infinity Plus range comprising an extensive range of gloss wall and base units with quartz worksurfaces over, a matching island unit and a range of Bosch integrated kitchen appliances. Solid oak flooring and ceiling spotlights extends throughout the room, there is space for a sofa or dining furniture, a side facing window and French doors out to the rear garden.

On the first floor there two generously sized double bedrooms, one with a built in wardrobe and one smaller dual-aspect single bedroom ideal as a home office or study, with a fitted wardrobe. The recently re-fitted family bathroom comprises of stylish modern tiling, low level WC, wash hand basin, bath with mixer tap, enclosed shower cubicle with rainfall shower, heated towel rail, spotlights to the ceiling, two rear facing windows and a useful storage cupboard.

From the landing a further set of stairs leading to the newly converted master suite, an impressive addition to the home with two Velux skylights, French doors to a Juliet balcony, spotlights to the ceiling and eaves storage. It also has a luxury en-suite shower room with stylish contemporary tiling.

Outside to the front of the property is a lawned garden with a variety of plants, trees and shrubs with an adjacent block paved driveway providing off-road parking.

To the rear of the property is a generously sized fully enclosed garden laid mainly to lawn with a patio seating area ideal for summer entertaining, garden shed, greenhouse and raised flower beds.

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.

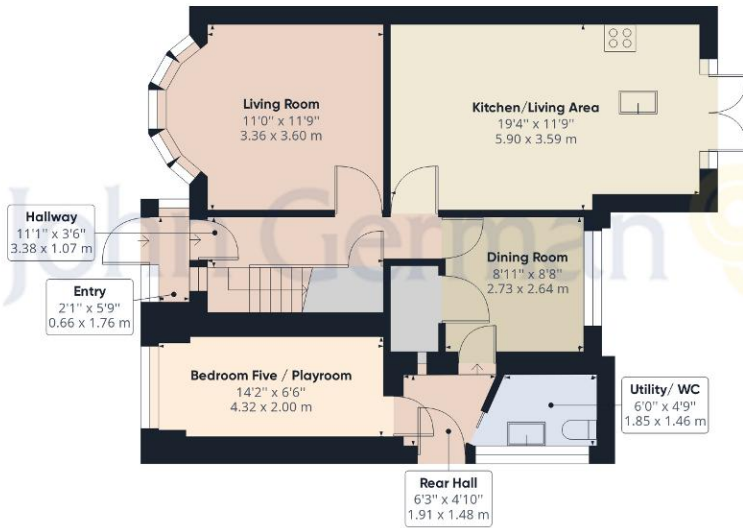
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/2209202bbbbbbbbbbbbbb3

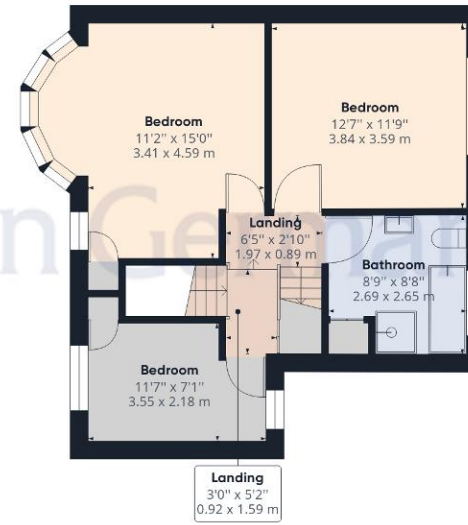
Local Authority/Tax Band: Lichfield District Council / Tax Band D



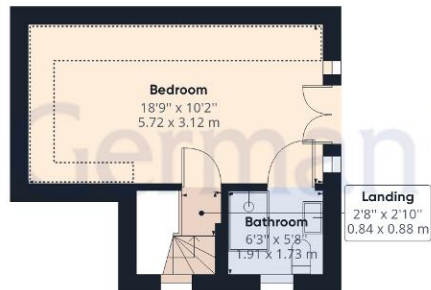




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1519.02 ft²
141.12 m²

Reduced headroom

60.88 ft²
5.66 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



