

# Furnivall Crescent

Lichfield, WS13 6DB

John   
German





A photograph of a bright, modern interior hallway. The walls are covered in vibrant floral wallpaper with large pink, red, and orange flowers. A white staircase with a grey carpet and a white balustrade leads up from the hallway. A chandelier with multiple glass shades hangs from the ceiling. A white vanity table with a lamp is visible on the left. A white door is at the end of the hallway. A light switch is on the wall to the right of the stairs.

# Furnivall Crescent

Lichfield, WS13 6DB

Offers Over £495,000

This superbly presented and versatile four bedroom detached property is situated within a desirable residential location within Lichfield, boasting a stunning recently landscaped private rear garden.

The beautiful Beacon Park and Lichfield historic city centre are only a short distance 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. For local schooling this property falls within the catchment area of Scotch Orchard Primary School which is located only a short walk away and for secondary school, the catchment is Nether Stowe School.

Internally the property comprises composite entrance door opening into the welcoming hallway with carpeted stairs rising to the first floor landing, useful under stairs storage cupboard, laminate wooden effect flooring, two ceiling light points, feature wallpaper and doors off to the ground floor accommodation.

There are two generous sized double bedrooms downstairs, both with carpeted flooring, natural décor and the benefit of fitted wardrobes providing excellent storage space. The stunning ground floor shower room comprises half tiled walls, tiled flooring, corner shower cubicle with mains shower, feature heated towel rail, low level WC, wash hand basin, spotlights to the ceiling and a window to the rear aspect.

The warm and welcoming living room has a gas log effect fire set within a Portuguese limestone fireplace, a large window to the front aspect, carpeted flooring and a ceiling light point.

The breakfast kitchen is fitted with a range of matching wall and base units with wooden work surfaces over, tiled splashbacks, inset Belfast sink and space for a range style cooker. A further extended part of the kitchen to the left hand side of the room has some beautiful hand-made units, Velux skylights, feature vertical radiator, window, door to the rear garden and a door leading into the utility room.

The useful utility room has space for a freestanding American fridge freezer, along with additional space and plumbing for a washing machine and tumble dryer, radiator, ceiling light point, fitted storage units and a door leading into the storage area.

Upstairs there are two further well-proportioned bedrooms. The master bedroom benefits from a fantastic range of fitted furniture providing superb storage space and the other bedroom also has the option for the new owners to do the same if required. The stunning family bathroom comprises freestanding bath with shower attachment, low level WC with wash hand basin, chrome style heated towel rail, spotlights to the ceiling and a window to the rear aspect.

Outside to the front of the property is a well maintained lawned garden with a variety of shrubs and a large block paved driveway providing off-road parking for several vehicles. To the rear of the property is a stunning, recently landscaped, fully enclosed garden with large patio seating area ideal for entertaining family and friends, lawned garden and a variety of plants, trees and shrubs.

**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)

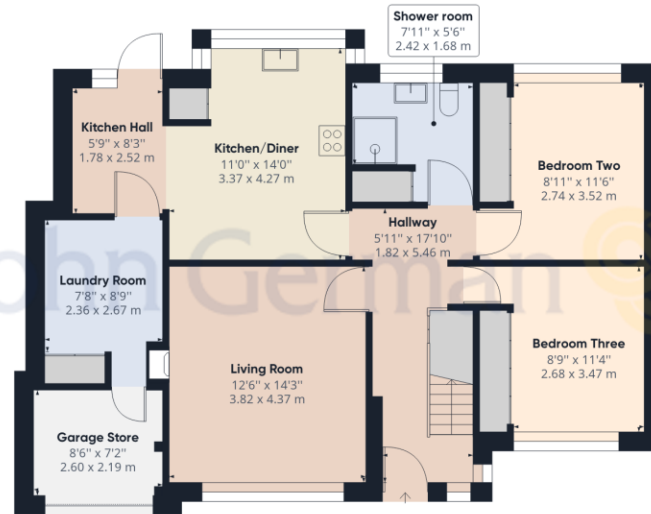
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/05102023

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







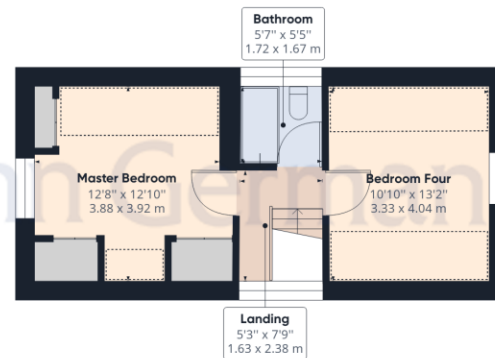
Ground Floor

**Approximate total area<sup>(1)</sup>**

1352.38 ft<sup>2</sup>  
125.64 m<sup>2</sup>


**Reduced headroom**

111.39 ft<sup>2</sup>  
10.35 m<sup>2</sup>



Floor 1

(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.

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### 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		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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