

George Lane  
Lichfield, WS13 6DX



Victorian gem in the centre of Lichfield! Three storey, two double bed roomed townhouse with its own garden and masses of character and original features.

£235,000



John German

Located within just a few minutes walk of Lichfield's historic square and the rich variety of shops and restaurants that surround it, and close also to the cathedral quarter, Stowe and Minster Pools, Beacon Park and the city railway station.

Step over the threshold into a front facing sitting room with uPVC double glazed sash frame window, original quarry tiled floor, traditional open fireplace and surround, together with built in fire side storage and book shelving.

Leading off the sitting room is a separate and equally charming dining room with a focal point fireplace and log burning stove, quarry tiled flooring and a rear aspect window.

Leading off the dining room is access to the cellar which we understand has been refloored and plastered and has electric, light, power points and a central heating radiator.

Located at the rear of the house is a characterful kitchen area with a high level vaulted ceiling, arch framed iron window, painted brick walls, quarry tiled floor, range of fitted base units and worktops, stainless steel sink unit, fitted electric cooker, gas hob, extractor hood, plumbing for an automatic washing machine. There is a connecting lobby between the kitchen and dining room and this has space for storage and a fridge freezer and also serves as access to the rear courtyard.

From the dining room, stairs give access to the first floor landing, off which lead an excellent sized front facing double bedroom with sash frame uPVC window and focal point original bedroom fireplace.

The family bathroom is also located on the first floor and has a rear aspect window and a white and chrome suite to include bath, separate shower, low level WC, wash hand basin, built in storage and partial tiling.

The attic master bedroom has its own separate stair approach and has a dormer window to the rear, an original bedroom fireplace and spacious proportions overall.

Outside, enclosed and gated courtyard with Staffordshire blue brick paving and access to an outside WC with two piece suite.

Beyond the private right of way footpath that provides this and the neighbouring houses with the rear pedestrian access, there lies an exclusive and private garden for this property which has a lawn, decking, brick edge planters and shrubbery stocked borders.

Agents note: The house and garden are registered at Land Registry on two separate titles. This is a probate sale and a Grant of Probate has not yet been issued.

**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/23112023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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