

Chadswell Heights

Lichfield, WS13 6BH

John 
German





A photograph of a modern staircase. The wall is covered in a light-colored, geometric patterned wallpaper. A silver metal handrail runs along the wall. The stairs are carpeted in a light beige color. The lighting is bright, creating a clean and modern atmosphere.

Chadswell Heights

Lichfield, WS13 6BH

£360,000

A superbly presented and extended family home situated within a popular residential location within the cathedral city of Lichfield.

This attractive four bedroom semi-detached family home is situated on Chadswell Heights, a popular and conveniently situated location within Lichfield. Lichfield's city centre is home to a range of boutique shops, cosy cafes, thriving markets, excellent schools 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 into the catchment area for Charnwood Primary School and for secondary education its Nether Stowe School.

Internally the property comprises uPVC double glazed French doors opening into the entrance porch with decorative tiled flooring, window to the side aspect and a uPVC double glazed door and obscured glazed side window opening into the welcoming hallway. This has a modern vertical feature grey radiator, Karndean flooring, carpeted stairs rising to the first floor and double doors opening into the living room.

The living room is a light and spacious room with a newly re-fitted uPVC double glazed bay window to the front aspect along with an additional smaller window to the front aspect, chimney breast housing the feature electric fire, useful understairs storage cupboard and an opening leading into the heart of the home which is the impressive open plan kitchen/dining area.

The kitchen is fitted with a beautiful range of matching wall and base units with work surfaces over, tiled splashbacks, inset ceramic sink with mixer tap over, undercabinet lighting, integrated dishwasher and wine cooler along with space for a rangemaster style cooker with extractor above. There is ample additional space for a large dining table with chairs, three ceiling lights points, a modern vertical feature black radiator, separate utility room and two sets of doors opening into the sunroom.

The sunroom benefits from having over the last few years all its windows, doors and roof replaced creating a superb versatile second reception room whilst also providing direct access out to the rear garden.

Upstairs there are four double bedrooms, all of which are well presented and of generous proportions. The master benefits from uPVC double glazed window to the front aspect, carpeted flooring, ceiling fan, spotlights to the ceiling and fitted wardrobes with mirrored sliding doors.

The recently re-fitted family bathroom comprises bath with rainfall shower over, low level WC, wash hand basin with vanity unit below, chrome style heated towel rail, ceiling light point and tiled flooring.

Outside to the front of the property is a private driveway providing off-road parking for two vehicles with an adjacent lawned front garden. To the rear of the property is a fully enclosed garden with composite decking seating area, lawned garden with a variety of plants and shrubs, and a fenced section to the rear of the garden with garden shed and space for lazy spa style hot tub (NOT INCLUDED WITHIN SALE).

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

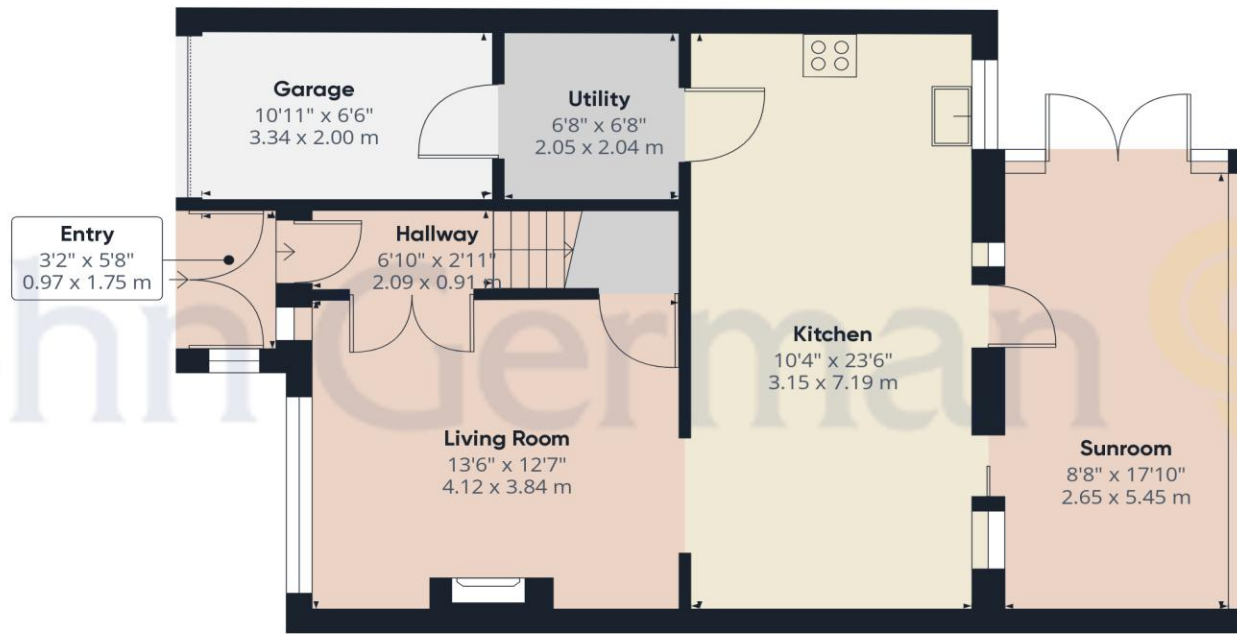
www.lichfielddc.gov.uk

Our Ref: JGA/12122023

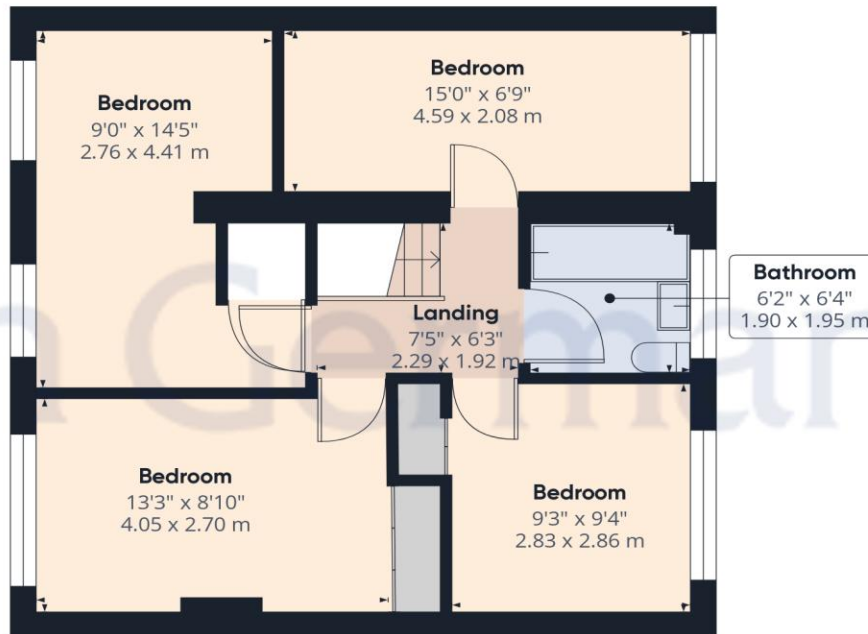
Local Authority/Tax Band: Lichfield District Council / Tax Band C







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1298.22 ft²

120.61 m²

Excluding balconies and terraces

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

GIRAFFE360



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		83 B
69-80	C		
55-68	D	64 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



