

Johnson Close
Lichfield, WS13 6AW



A spacious link-detached bungalow positioned on a generous corner plot situated within a desirable location within Lichfield.

£350,000



John German 

This attractive two bedroom extended link-detached bungalow is offered to the market with no upward chain and is situated on Johnson close within the cathedral city of Lichfield. The location of this property is very desirable given its close proximity to the beautiful Stowe Pool and being within walking distance of the city centre which is home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants. There are two train stations providing regular services to destinations such as Birmingham, Bromsgrove, London Euston and many more. 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 welcoming entrance hallway with large storage cupboard, and doors off into the guest cloakroom, kitchen and extended lounge/diner. The guest cloakroom comprises of fully tiled walls, low level WC, wash hand basin, ceiling light point and obscured window to the side aspect.

The kitchen is fitted with an extensive range of matching wall and base units with laminate work surfaces over, inset sink with drainer and mixer tap over, tiled walls, window into the living room, window and door to the side aspect leading out to the driveway.

The extended lounge/diner, has two windows to the front aspect, a window to the rear aspect and a window to the side aspect, carpeted flooring, both ceiling and wall light points and door leading into the inner hallway.

From the inner hallway there are doors off into the two double bedrooms both with fitted wardrobes, family bathroom and airing cupboard housing the boiler.

Outside to the front of the property is a block paved driveway providing off-road parking for 2/3 vehicles leading to the garage with an up and over door.

To the side of the property is a side gate leading to a lawned garden which, subject to obtaining the relevant planning permission offers potential to further extend the bungalow. To the rear of the property is a low maintenance fully enclosed garden with garden shed and a side door leading into the garage.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/18032024

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



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