

Burton Road

Streethay, Lichfield, WS13 8LP

John 
German





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£287,500

A stunningly presented character packed cottage of immense charm and appeal with an equally impressive garden and location, just a few minutes drive to the centre of Lichfield.



A rare opportunity in Lichfield to purchase an exceptional cottage home combining character and high quality modern fittings together with off road parking, visitor parking and a very attractive south west facing rear garden. This cottage has it all!

It is conveniently situated just a short walk from Trent Valley rail station that offers services to London, Birmingham and Manchester.

Step over the threshold into a cottage porch entrance with tiled floor and stable style door that leads you into the luxury refitted dining kitchen. It has a contemporary pale grey range of base, wall and drawer units with contrasting worktops, upstand and splash back tiling together with an inset enamel sink unit and mixer tap. There is a dual fuel range cooker, integral refrigerator, timber finished floor and a natural brick decorative fireplace and chimney breast.

Leading off the dining kitchen is a charming sitting room with views of and access directly to the southerly facing garden. It has a focal point decorative fireplace with oak mantel shelf, built in fireside cupboards and shelving and a bespoke oak balustraded staircase to the first floor.

The first floor landing provides access to the two bedrooms and shower room with the master bedroom enjoying a rear facing southerly aspect and having two built in wardrobes. The guest second bedroom offers versatility of use and could in part be used as a home office, it enjoys views to the front.

Both bedrooms enjoy easy access to the luxury modern shower room with its double sized walk-in shower, WC and feature circular wash hand basin. There is a partial tiling and a built in cupboard housing a Worcester gas fired central heating boiler.

Outside a gravelled front garden/drive allows parking space for two cars together with a fenced boundary and a variety of shrubs.

The rear garden has been attractively landscaped to offer a stone paved patio area, gravelled areas leading off with granite sleeper edging, a small lawn, timber garden shed, a further paved area plus a quality colourful range of shrubs and evergreen hedging.

Note: Planning permission has been passed for a development of house in the field at the rear of this property. Reference 21/01595/FULM Lichfield District Council.

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

Property construction: **Parking:** Off road **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type: TBC

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 B

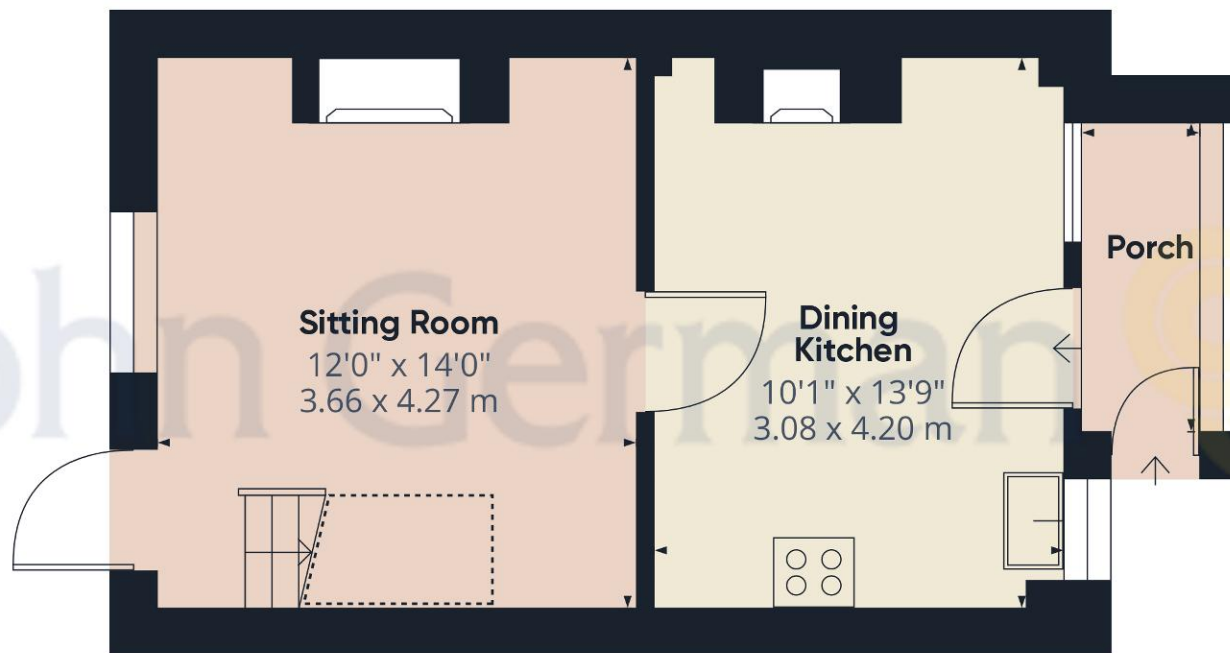
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15042024

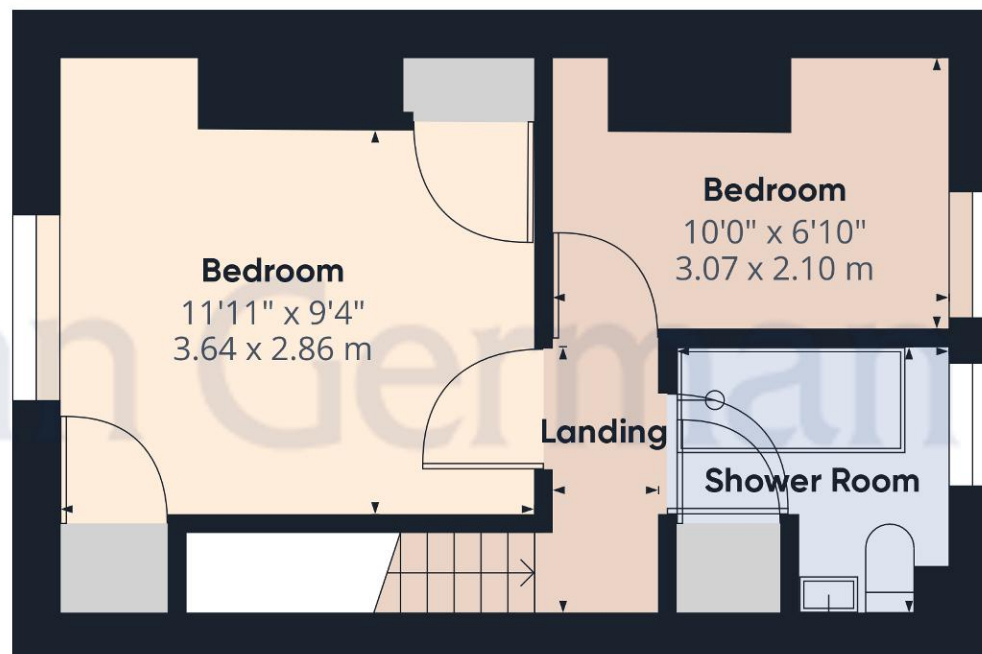
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

591.87 ft²

54.99 m²

Reduced headroom

14.84 ft²

1.38 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.

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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.

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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		91 B
69-80	C	72 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
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JohnGerman.co.uk Sales and Lettings Agent



