

# Colling Drive

Lichfield, WS13 8FJ

John German





# Colling Drive

Lichfield, WS13 8FJ

Offers in excess of £440,000

A Superbly appointed five bedroom family home situated in the ever popular Darwin park development in Lichfield.



John German are delighted to offer this superbly presented five bedroom semi-detached family home located on Colling Drive within the popular Darwin Park area of Lichfield. From this desirable location you can stroll through Cathedral Walk into Lichfield's city centre and enjoy the range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road. For local schooling this property falls within the catchment area for Christchurch C of E Primary School and for secondary, it is the Friary High School off Eastern Avenue.

This spacious semi-detached home spans over three floors and is set back from the road behind an attractive garden to the front. Once inside you find a bright and welcoming hall which gives access to the guest cloakroom and doors leading off into the living room and dining/kitchen.

The impressive refitted kitchen/diner is ideal for modern family living with an extensive range of base, wall and drawer units complemented by contrasting worktops that incorporate a breakfast bar. There are a range of integrated appliances along with ample space for a dining table and chairs. Leading off is a very useful utility room which offers space for a washing machine, tumble dryer and additional storage. Also off the kitchen is a conservatory providing an additional sitting room that is light and airy courtesy of its multiple windows and lantern roof.

The dual aspect living room has laminate wooden effect grey flooring, windows to the side and front aspect and a feature fireplace.

On the first floor are two double bedrooms, the master has a walk-in wardrobe and its own recently refitted luxury en suite shower room. The second bedroom on this floor is also a generous double with a fitted wardrobe. The modern tiled family bathroom has a panelled bath with shower over, wash hand basin and low level WC.

On the second floor there are a further three bedrooms, one double sized room with a range of fitted wardrobes and a fitted desk, along with two smaller single sized rooms.

Outside to the front of the property is an attractive garden with a variety of plants, trees and shrubs. To the side of the house is the single garage with driveway parking directly in front for two vehicles. The garage is fitted with electric, lighting, a metal up and over door plus a generous loft space.

To the rear of the property is an enclosed garden with decked seating area, lawn and a door providing access into the garage.

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

**Property construction:** Traditional      **Parking:** Drive      **Electricity supply:** Mains

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

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

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

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

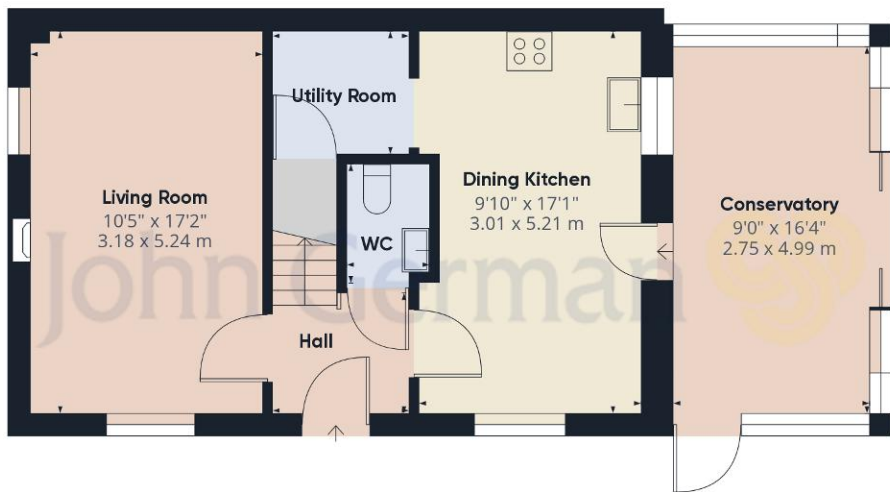
**Local Authority/Tax Band:** Lichfield District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18042024



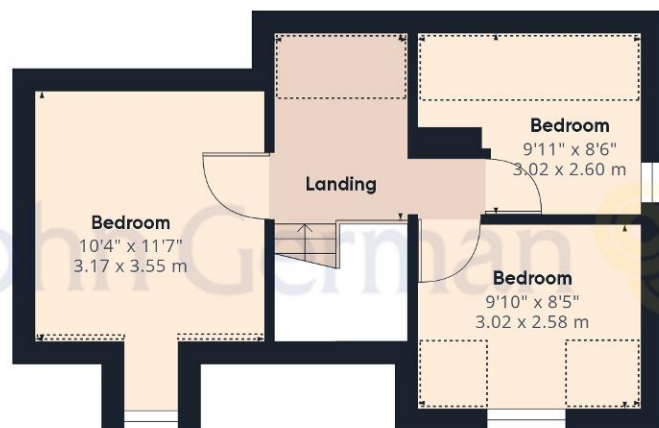




Ground Floor



Floor 1



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

1395.89 ft<sup>2</sup>

129.68 m<sup>2</sup>

**Reduced headroom**

68.9 ft<sup>2</sup>

6.4 m<sup>2</sup>

(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.



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

### 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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