

St. Marys Road
Lichfield, WS13 7RF



An affordable detached house in Lichfield offering potential for extension (STPP) and personalisation, and sold with no upward chain.

£265,000



John German

Located at the head of a cul de sac and having a garden to three sides and open views at the rear. A great purchasing opportunity for first time buyers, upsizers and downsizers alike.

The gas centrally heated and uPVC double glazed property offers a side positioned main entrance door leading into an entrance hall with cloaks storage cupboard.

The full width front facing lounge is a very pleasant, light and bright room with coved ceiling and laminate flooring.

Leading off the lounge is a separate rear facing dining room with matching flooring, stair to first floor, double doors to the garden and a side aspect bow window.

The kitchen has been refitted with a contemporary high gloss white range of units and contrasting worktops with an inset sink unit, built in oven, hob, extractor hood and microwave together with space for a fridge/freezer.

The first floor landing has a side aspect window and gives access to the three bedrooms and shower room.

Bedroom one is a front facing double room with built in wardrobes and dressing table. Bedroom two is a rear and side facing double room with built in storage cupboard and bedroom three is a single sized front facing bedroom.

The family sized shower room has a new white and chrome suite to include a walk in showering area, low level WC, wash hand basin and partial wall tiling.

Outside, single garage with up and over door, side personal door, electric, light and power points. Driveway parking in front of garage, together with a lawn front and side garden. The rear garden adjoins an open field at the rear and is of good size and has walled and fenced boundaries, a large lawn, patio area and established shrubs.

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

Property construction: Standard

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: 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 C

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

Our Ref: JGA/07052024

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Approximate total area⁽¹⁾

907.46 ft²
84.31 m²

(1) 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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