

Forge Lane
Lichfield, , WS13 7BE

John German





Forge Lane

Lichfield, , WS13 7BE

Asking Price Of £310,000

360 VIRTUAL TOUR AVAILABLE - A superbly presented family home boasting three double bedrooms situated in a quiet cul-de-sac only a stones throw from Lichfield Cathedral and city centre.



John German are delighted to offer to the market this beautifully appointed family home situated within a quiet cul-de-sac located off Beacon Street in Lichfield. Being a popular spot for all ages with it only being a short walk from the historic Lichfield Cathedral and nearby city centre with its range of boutique shops, cafes, bars, restaurants and pubs, together with scenic walks around Stowe Pool and the renowned Beacon Park. Lichfield is well placed for commuters with nearby road links including the A515, A38 and M6 toll roads, plus the two railway stations located in the city of Lichfield which offer services to Birmingham, London, and beyond. For local schooling, the property lies within the catchment area for Chadsmead Primary Academy and for Secondary it is the well-regarded Friary High School. Also, Lichfield Cathedral School is only a short walk away.

Internally the property has a newly fitted composite entrance door opening into the welcoming porch which provides access into the generously sized lounge/dining space with laminate wooden effect flooring, uPVC double glazed window to the front aspect, feature electric fire, two ceiling light points, carpeted stairs rising to the first floor landing, uPVC double glazed French doors opening out onto the rear garden and folding door opening into the kitchen.

The extended breakfast kitchen has a generous range of matching cream gloss wall and base units with rose gold fittings and laminate wooden effect worksurfaces over, there is a grey tiled splashback, integral oven with gas hob and extractor above, integrated dishwasher, inset stainless steel sink with drainer and mixer tap over and a breakfast bar area. There is further space currently with additional storage cupboards and space for a freestanding fridge/freezer. There are three ceiling light points, feature vertical radiator, a large window to the rear aspect and a door providing access out to the rear garden.

Upstairs off the landing you have three well-proportioned double bedrooms, two of which benefit from built in wardrobe space.

Servicing the bedrooms is the modern family bathroom comprising low level WC, wash hand basin, jacuzzi style bath with rainfall shower over, traditional style heated towel rail, spotlights to the ceiling, airing cupboard and an obscured UPVC double glazed window to the rear aspect.

Outside to the front of the property, the current vendors have done some fantastic landscaping works creating a larger driveway allowing for off-road parking for three to four cars whilst still retaining a small lawned front garden.

To the rear of the property is a beautiful fully enclosed garden with a superb block paved patio seating area ideal for entertaining family and friends, along with a raised lawned garden with well stocked borders. There is also a superb garden summerhouse complete with covered seating area and office space, having power and lighting ideal for those looking to work from home or even as a studio space.

To view this beautifully presented home, please contact John German Lichfield office.

Agents Notes: Please note planning permission has been approved for conversion of the existing garage to form a utility area and downstairs cloakroom along with a new entrance to the property – details are available to view on the Lichfield district council website with the reference 23/00461/FUH

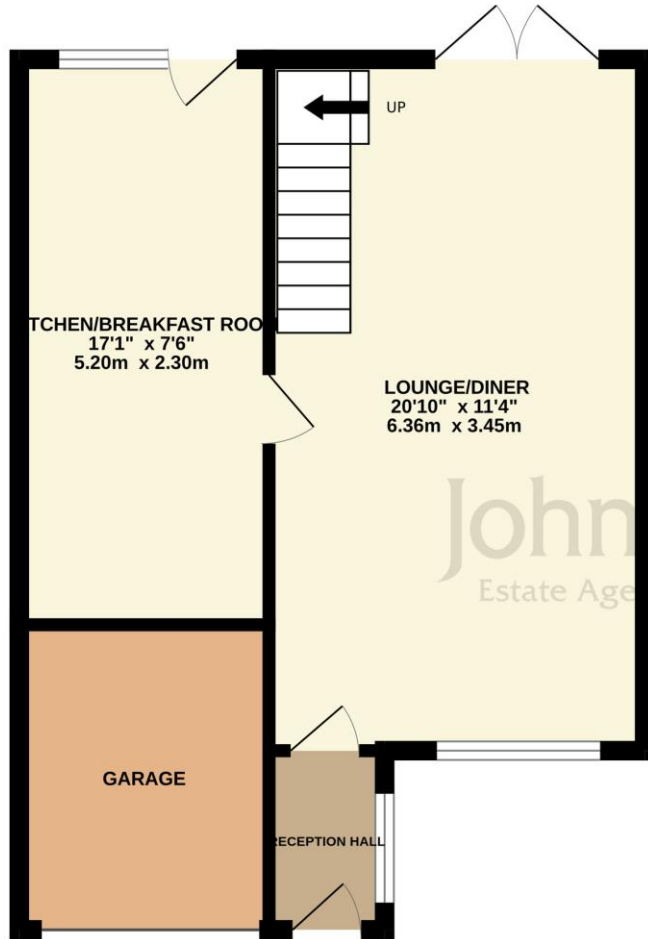
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard. Parking: Drive

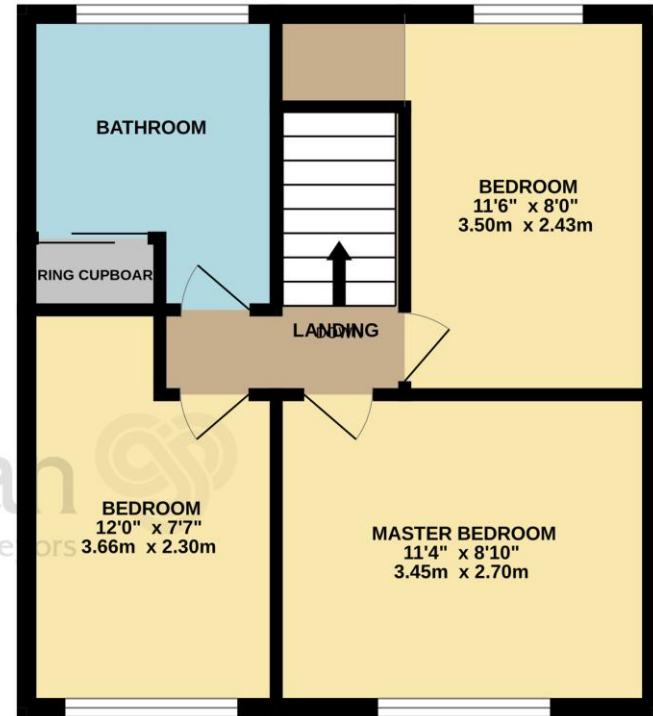




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



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		
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



