

# Burton Old Road East

Lichfield, WS14 9HU



Superbly appointed and tastefully improved mid terrace cottage with a refitted bathroom, delightful lounge and lovely rear garden. Very easy access to Lichfield centre and Trent Valley.

£250,000

John German 

This delightful property has gas fired central heating enhanced by uPVC double glazing and comprises;

Front door entrance leading to the delightful lounge which has a fire surround, laminate floor and front aspect window. A door leads through to the fitted breakfast kitchen which has a laminate floor and a range of base units together with a glazed white twin sink, extensive work surfaces, an integrated Whirlpool oven with four gas hob and there is a Worcester wall mounted gas central heating boiler which was replaced 5 years ago. A door leads off to a useful storage cupboard and there is a rear aspect window.

Rear lobby hall with outer door and built in cupboard with fridge/freezer space and a second built in cupboard with plumbing for a washing machine.

The newly refitted bathroom has a white suite comprising wash basin, WC, panel bath with shower and screen, each with adjacent wall tiling and there is also a tall mirrored cabinet and radiator.

#### First Floor

A small landing with a stair leading to the second floor. Bedroom one has a front aspect window and laminate floor. Bedroom two has a rear aspect window.

The second floor has a double bedroom with Velux front aspect window and useful eaves storage space.

#### Outside

To the rear of the property is a lovely garden with a lawned area, raised and stocked flower beds, a paved sitting area and there is a rear right of way for dustbin access.

#### Agents notes:

-The adjoining property at 79 Burton Old Road East is intending to add a ground floor single storey extension at the rear. Planning Reference details are: 24/00389/PNH.

-The fireplace has been boarded over but the gas supply is still within the fireplace and has been capped off.

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

**Property construction:** Standard

**Parking:** On road

**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 B

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

**Our Ref:** JGA/20062024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk

#### 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.

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