

# Sturgeons Hill

Lichfield, WS14 9AW

John   
German









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£400,000

A superbly presented detached bungalow within minutes of the city centre shops, doctors, station, theatre and restaurants. It features a south facing garden, off road parking and garage.





An individually designed and built detached bungalow located in a sought after and established area of Lichfield that would be perfect for retired purchasers seeking an easily maintained property on the doorstep for all that Lichfield has to offer.

This very well presented property has gas central heating and double glazing and offers an enclosed entrance porch that gives access in turn to a very pleasant reception hall which provides a central point of access to the majority of rooms and also has a cloaks storage cupboard.

Positioned to take advantage of the south facing rear garden, the excellently sized lounge is a lovely stylish room with attractive decorations and feature fireplace surround housing a gas coals fire. Sliding patio doors give access to the hardwood double glazed conservatory with tiled floor and direct garden access.

Leading off the lounge is a separate dining room area that also overlooks the sunny rear garden.

With direct access from the dining room, the fitted kitchen has a comprehensive range of base and wall units, contrasting worktops and splashback tiling, sink unit, built in double oven, electric hob and extractor hood, fridge and freezer.

Leading off the kitchen is a rear lobby/utility room with appliance spaces for a washing machine and tumble dryer, rear access door to the garden and access to a two piece fitted guest cloakroom.

Positioned at the front of the bungalow are two double bedrooms both with a full range of built in furniture.

The family bathroom is convenient for both bedrooms and offers a fully tiled room with a suite comprising bath, separate shower, wash hand basin/vanity unit and a low level WC.

Outside a single garage has an updated garage door, rear personal door to the kitchen and electric light and power points.

A crete print driveway is slightly elevated above pavement level and provides parking space for several cars, bordered by a front lawn and a rockery stone front garden boundary.

The rear garden is very well maintained, enjoys a sunny south facing orientation and is designed for easy maintenance with a lawn, shrubbery and perennial borders, a patio area, pathway and border walling, timber fenced boundaries, timber garden shed and a gated side entrance.

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

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

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

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

**Broadband type:** None currently connected

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/04072024









**Approximate total area<sup>(1)</sup>**  
1124.66 ft<sup>2</sup>  
104.48 m<sup>2</sup>

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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