



An attractive semi-detached family home located within a highly sought after location within Lichfield.

£350,000



John German are delighted to offer to the market this attractive three bedroom semi-detached property situated on a popular modern development of homes nestled next to Shortbutts Park.

The family home is located just off Shortbutts Lane, which is a very popular residential location due to its close proximity to nearby schools and transport links including the A38, A5 and two rail stations that offer services to Birmingham, Bromsgrove, London Euston plus many more. The city centre is home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. Beacon Park, Minster and Stowe Pools provide some lovely scenic walks. For local schooling this property falls into the catchment area for St. Michael's CofE(C) Primary School and for secondary education it's The Friary School.

Internally the property comprises entrance door opening into the welcoming hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing and doors off into the guest cloakroom, living room and guest cloakroom.

The warm and welcoming living room has uPVC double glazed windows to the front and rear aspects, two ceiling light points, carpeted flooring and a feature fireplace.

The modern open plan kitchen/diner is fitted with a range of matching white gloss wall and base units with wooden effect worktops over, tiled splashbacks and a range of integrated kitchen appliances.

Upstairs there are three well proportioned bedrooms, two larger doubles and one smaller single bedroom, all serviced by the modern family bathroom.

Outside to the front of the property is a low maintenance stoned garden with path leading to the front garden, and to the side of the property is a tarmac driveway providing a parking space and also providing access into the garage with up and over door. To the rear of the property is an enclosed rear garden with two paved patio seating areas, lawned garden and a stoned area.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

**Our Ref:** JGA/24072024

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AWAITING EPC MEDIA



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#### Agents' Notes

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