

Ivanhoe Road

Lichfield, WS14 9AY

John 
German





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£385,000

Located just five minutes' walk away from the centre of Lichfield is this charming Victorian, semi-detached family home bursting with character and charm with an ample amount of living accommodation that is finished to a superb show home standard throughout.

An ornate front gate opens to the pathway to the front door. As you enter the property, you are greeted by a welcoming hallway leading to a spacious living room featuring large windows that flood the room with natural light, a log burner and plenty of character fulfilled features.

Adjacent to the living room is a generously sized dining room, perfect for entertaining guests or enjoying family meals.

The ground floor also includes a kitchen/diner complete with modern fittings, and a versatile third bedroom which could alternatively serve as a study.

A utility room and a conveniently located WC complete the ground floor layout.

Moving upstairs, you will find two well-proportioned bedrooms both of which are generous sizes. The family bathroom is also located on this floor featuring a contemporary suite which includes a bath with shower above, low level flush WC and wash hand basin.

A back gate leads to a covered porchway that in turn opens to a sunny patio area. This proceeds to a further paved and lawned area that is succeeded by a larger lawned area, perfect for entertaining having mature trees and hedges. There are two sheds that both have power, an outside tap and security lighting.

The property is within easy reach of Lichfield's bustling city centre, offering a variety of independent shops, cafes, and restaurants, as well as larger retail outlets. For those who enjoy the outdoors, nearby parks and green spaces provide the perfect setting for leisurely walks and family activities. Commuters will appreciate the excellent transport links, with Lichfield City and Lichfield Trent Valley train stations providing direct services to Birmingham, London, and other major cities. The property also enjoys easy access to the A38 and M6 Toll, making it well-connected for those traveling by car.

This property is a must-view for anyone seeking a home that effortlessly combines period charm with modern living. The Victorian architecture, with its timeless appeal, is complemented by well-maintained interiors and thoughtful upgrades including old school radiators that have been sympathetically installed throughout the property and a new Worcester Bosch gas central heating system that can be controlled by Hive automatically or manually. The spacious layout offers versatility, making it ideal for families, professionals, or those looking to work from home. Additionally, its prime location in Lichfield ensures you are close to excellent schools, transport links, and local amenities, making everyday life convenient and enjoyable. With so much to offer, this home truly needs to be seen to be fully appreciated.

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: On road

Electricity supply: Mains

Water supply:

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/>

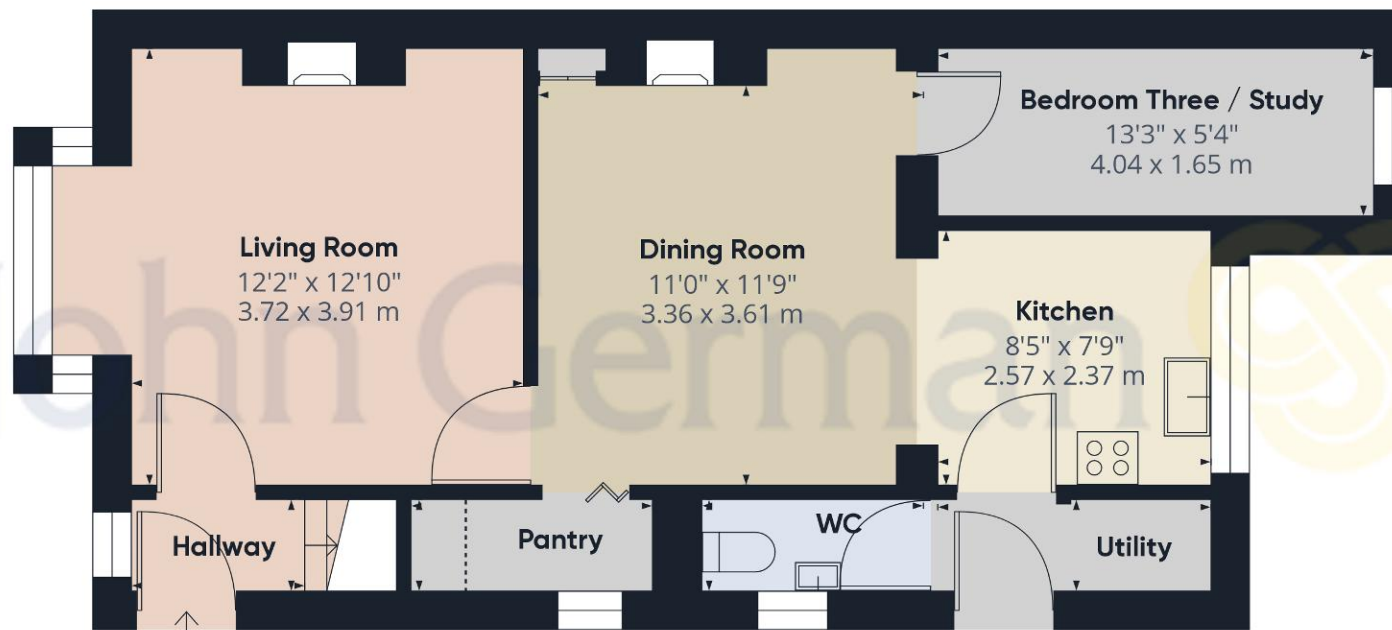
Local Authority/Tax Band: Lichfield District Council / Tax Band C

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

Our Ref: JGA/16082024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

854.98 ft²

79.43 m²

Reduced headroom

4.63 ft²

0.43 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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 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.

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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 | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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