

Redlock Field

Lichfield, WS14 0AB



Sought-after cul-de-sac location with a generous traditional garden and lots of potential to extend and improve (STPP). Three bedroom semi detached house with garage and off road parking.

£320,000



John German

Redlock Field is a very established cul-de-sac of houses and bungalows located just off Chesterfield Road and is within approximately half a mile of the city centre, schools for all ages and the city station.

This property would benefit from some modernisation but offers exciting potential to develop and personalise to your own requirements.

The accommodation is double glazed and gas centrally heated and offers an enclosed storm porch that leads into the reception hall, off which is the stairs leading to the first floor and a useful built in cloaks cupboard.

There are separate reception rooms, the main one being a front facing lounge of good size with the original tiled open fireplace.

Leading off the lounge is a separate dining room with patio doors leading to the rear garden and a built-in dresser unit.

The kitchen leads off the dining room and has a range of oak fronted base and wall units, worktops, stainless steel sink, electric cooker, rear facing window, built in pantry store.

Leading off the kitchen is a utility room that has space for a washing machine, tumble dryer, fridge, freezer and fitted sink unit. A door leads off the utility room into the garage.

The first-floor landing gives access to the three bedrooms, shower room and separate WC. Bedroom one is a front facing double room with a range of mirror fronted wardrobes. Bedroom two is a rear facing double room with attractive garden views and bedroom three is a single sized bedroom with front facing aspect.

The original bathroom has been converted into a modern shower room that incorporates a large walk-in shower, wash hand basin, aqua boarded walls, rear aspect window and a cupboard housing the gas central heating boiler. A refitted separate WC is positioned adjoining.

Outside, single garage with up and over door, rear internal door, electric, light and power points. Driveway parking at front flanked by a large, gravelled border. The rear garden enjoys a southerly orientation and offers an excellent sized plot with patio and pathway, fenced boundaries, lawn and established shrubbery borders.

Agents note: This is a probate sale and a Grant of Probate has already been issued.

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:** Mains.

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

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

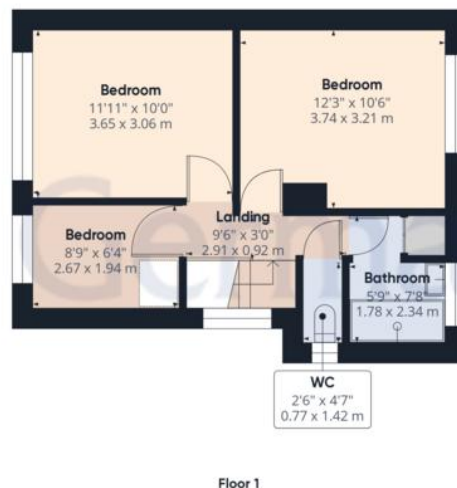
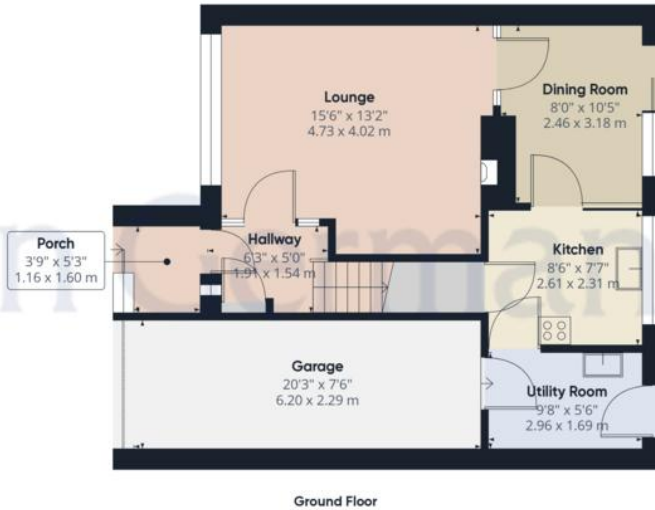
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/05092024

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.



John German

Approximate total area⁽¹⁾
1020.42 ft²
94.8 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	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

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 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