

Balmoral Close

Lichfield, WS14 9SP

John 
German





Balmoral Close

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£525,000

Sought-after residential area that is within the King Edward's catchment area. Detached four bedroomed house with lovely front outlook and a fabulous south-westerly facing garden.

No upward chain.



Approached from Quarry Hill's Lane, Balmoral Close is a desirable area of Lichfield as it is within convenient proximity of popular primary and secondary schools, Bowley Park amenities and the city centre of Lichfield. This property is situated in a small private drive section of Balmoral Close and offers exciting potential to extend and personalise to your own requirements.

A small recessed storm porch gives covered access to the main front door which leads into the reception hall, off which leads a two piece fitted guest cloakroom and stairs to the first floor. A useful study/playroom/snug leads off the hall and has a full width built in storage/display unit and a window to the front. Also overlooking the front garden and private drive setting is the lounge which has a traditional style fireplace and an archway that leads through to the separate dining area which in turn connects to the rear garden facing conservatory. This is a timber framed conservatory with sealed unit double glazing and double doors leading to the south-westerly facing garden. Also positioned to the rear of the house and overlooking the private garden is the fitted breakfast kitchen which has a comprehensive range of oak base and wall units, worktops and splashback tiling, sink unit, built in oven, hob and extractor unit, integral fridge freezer and built in breakfast bar. Leading off the kitchen is a utility room with appliance space for a washing machine and built in units and worktops.

The first floor landing gives access to the four bedrooms, family bathroom and spacious airing cupboard that also houses the gas central heating boiler. The master bedroom has two front facing windows, an extensive range of built in wardrobes and access to spacious en suite shower room with white and chrome shower unit, low level WC, wash hand basin and partial ceramic wall tiling. Bedroom two is a double sized rear facing bedroom and bedrooms three and four will make ideal children's bedrooms and both overlook the rear garden. The family bathroom has its original coloured suite and tiling to comprise bath with shower over, low level WC and wash hand basin.

Outside, single garage with up and over door, rear personal light, electric, light and power points. Driveway parking in front of the house. Lawned front garden and established borders. South-westerly facing rear garden of good size and privacy having an extensive patio area, lawn and well stocked shrubbery borders.

Agents note: The property is situated within a private drive setting in which there will be an obligation to pay for a share of any future maintenance required.

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 and 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 F

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

www.lichfielddc.gov.uk

Our Ref: JGA/11092024

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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1492.09 ft²

138.62 m²

Reduced headroom

14.85 ft²

1.38 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 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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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