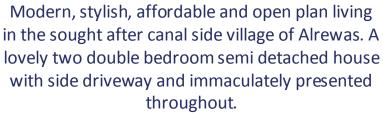




ohn German 🚳



£229,500





Located towards the rural edge of this attractive new build development, this is an opportunity to purchase a modern, easily and affordably maintained home that would be ideal for first time buyers, upsizers or downsizers, all wanting a village location with amenities, and at the same time the convenience of the nearby A38 giving swift access to Lichfield, Birmingham, Derby etc.

This immaculately presented home has gas central heating and uPVC double glazing and has a front main entrance and storm canopy that give access to the entrance hall area. Leading off is an oak hand railed stair leading to the first floor and a spacious, separately zoned open plan design that provides for a sitting area, dining area and a fully fitted kitchen area.

The main sitting area is positioned to the rear of the house and overlooks the garden and patio with double door access. There is a choice of two areas that would be suitable for a dining table and chairs and each is convenient for the fully fitted contemporary style kitchen which has a pale grey range of base and wall units, contrasting worktops and upstand, inset sink unit, built in oven, hob and extractor hood. Appliances spaces for a washing machine and fridge freezer.

Also on the ground floor is an understairs storage cupboard and an exceptionally spacious two piece fitted guest cloakroom.

The first floor landing gives access to the two double bedrooms and bathroom. The master bedroom spans the full width of the house and has two front facing windows and a useful built in cupboard.

Bedroom two is a further excellent sized double bedroom and has a rear garden facing window. The family bathroom has a white and chrome suite together with partial tiling to include a bath with mixer tap shower above, low level WC and wash hand basin.

Outside, driveway parking to the side of the house for two cars. Shrubbery borders and a pathway lead to the front main entrance door. The rear garden is of good size, fully fenced and has a lawn, patio area and side garden gate.

Agents note: There is a green spaces communal charge of approximately £150 half yearly.

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

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

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

Broadb 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 C

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

Our Ref: JGA/18112024

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 🧐





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.

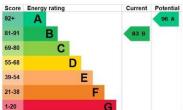
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.



OnTheMarket

rightmove 🗅







John German 22 Bore Street, Lichfield, Staffordshire, WS13 6LL 01543 419121 lichfield@johngerman.co.uk





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