

# Wentworth Drive

Lichfield, WS14 9HN

John German





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£650,000



A Largely extended detached bungalow nestled down a quiet cul-de-sac within the cathedral city of Lichfield.

John German are delighted to offer to the market this largely extended four bedroom detached bungalow set on one of Lichfield's desirable roads in a most sought after residential location. This detached bungalow has been largely extended over the years now offering over 2,200 sq ft of internal living space and a delightful rear garden. Lichfield city centre offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant. For local families this property falls into the catchment area for St. Michael's CofE(C) Primary School and for secondary education it's the highly regarded King Edward VI School.

The bungalow sits on a generous plot with two private driveways and a large south facing rear garden with patio seating areas and a lawned garden ideal for families and entertaining guests.

Internally the property comprises UPVC entrance door opening into the welcoming hallway having carpeted flooring, ceiling light point, useful cloak cupboard, guest WC, and doors off into the kitchen, living room and further inner-hallway leading to the bedrooms, bathroom and large store cupboard. The spacious living room has a feature fireplace with a capped connection for a gas fire, carpeted flooring, ceiling light points, radiators, window to side aspect and twin patio doors opening into the conservatory. The conservatory has a UPVC frame set on a brick base with carpeted flooring, ceiling lights and fan, and French doors leading out to the rear garden.

The kitchen/diner is fitted with a range of matching wall and base units with laminate worksurfaces over, inset bowl sink and drainer with mono tap, integrated oven and grill, five ring hob with extractor hood, space for a fridge-freezer and dishwasher, further space for a washing machine or dryer, and a window to rear and door to the side passageway. From the side passageway there is a space for a tumble dryer, door to the front and rear of the property and a door leading into the double garage with electric up and over door along with lighting and electric points. There are four spacious double bedrooms, one of which benefits from its own en-suite shower room. The other bedrooms are serviced by the large family bathroom along with a large separate storage cupboard.

Outside, the property sits on a large plot with two tarmac driveways offering plenty of off-road parking in addition to a double garage. The rear garden has gated side access from either side of the property and features a patio seating area, lawned garden and a variety of plants, trees, and shrubs.

**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 & double 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 F

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

**Our Ref:** JGA/10122024

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.







**Approximate total area<sup>(1)</sup>**

2266.24 ft<sup>2</sup>

210.54 m<sup>2</sup>

(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.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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