



An attractive two-bedroom semi-detached family home located in a desirable city centre location.

Offers Over £265,000



John German

John German are delighted to offer to the market this well presented two bedroom semi-detached family home located on Cairns Close, just a 15 minute walk from the centre of Lichfield. The cathedral city of Lichfield enjoys the range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more. Nearby road links include the A51, A38 and M6 Toll Road. For local schooling this property falls within the catchment area for Christ Church CE(VC) Primary School and for secondary, it is the Friary High School located off Eastern Avenue.

Internally the property comprises composite entrance door with double glazing inset opening into the entrance hall, fitted with beautiful Karndean flooring, carpeted stairs rising to the first-floor landing and doors off into the guest cloakroom, kitchen and lounge. The spacious lounge has carpeted flooring, a useful under stairs storage cupboard and two ceiling light points. From here, rear facing double doors open into the full width conservatory which is currently used as a dining room, having uPVC double glazed windows to the side and rear aspects as well as uPVC double glazed French doors leading out to the garden and providing a pleasant outlook. The modern kitchen is fitted with a range of matching wall and base units with under cabinet lighting and various integrated kitchen appliances, there is a tile floor, uPVC double glazed window to the front aspect and a ceiling light point.

Upstairs on the first floor landing there are doors leading off to both bedrooms and the bathroom. The master bedroom has carpeted flooring, two uPVC double glazed windows to the front aspect, a built-in wardrobe and en-suite shower room with shower cubicle and wash hand basin. From the master bedroom there is the loft access hatch, with the central part of the loft being partially boarded, offering additional storage space. Bedroom two is a further generous double bedroom with uPVC double glazed window to the rear aspect, carpeted flooring and ceiling light point. The attractive bathroom is fitted with a white suite, comprising low-level flush WC, tiled effect flooring, heated towel radiator, wash-hand basin and a bath with shower over.

Outside, to the front of the property is a brick paved area providing off road parking for one vehicle. Additional residents parking is also available. To the rear of the property is a beautifully maintained garden with newly installed composite decking area, lawned garden, outdoor tap and watering system, two electric sockets and a garden shed. The property benefits from a Yale House Alarm System.

Agents notes: There is an estate management fee of currently £292.76 payable annually to Premier Estates.

The garden photos were taken by the seller during the summer months.
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).

Broadband type: Fibre

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
www.lichfielddc.gov.uk

Our Ref: JGA/28012025

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.

<p>Ground Floor</p>	
<p>Approximate total area¹⁾</p> <p>719.37 ft²</p> <p>66.83 m²</p>	
<p>(1) Excluding balconies and terraces</p>	
<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>	





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

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propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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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 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.

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