

Nelson Close

Lichfield, WS14 9FJ



Offered with no upward chain is this attractive townhouse offering generous accommodation over three floors.

Offers Over £325,000

John German 

John German are delighted to offer to the market this attractive three bedroom townhouse style family home situated on a popular modern development of properties nestled next to Shortbutts Park. The family home is located just off Shortbutts Lane, which is a very popular residential location due to its close proximity to nearby schools and transport links including the A38, A5 and two rail stations that offer services to Birmingham, Bromsgrove, London Euston plus many more. The city centre is home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. Beacon Park, Minster and Stowe Pools provide some lovely scenic walks. For local schooling this property falls into the catchment area for St. Michael's CofE(C) Primary School and for secondary education it's The Friary School.

The uPVC double glazed accommodation comprises; Step inside the welcoming hallway having wooden effect flooring, carpeted stairs rising to the first floor landing with useful understairs storage cupboard and doors off to the kitchen and lounge/diner.

The kitchen is positioned to the front and has been refitted with a range of matching grey high gloss wall and base units with wooden work surfaces over, tiled flooring and a range of integrated appliances.

Next is the the downstairs cloakroom having a low level WC and wash hand basin with tiled splashback.

Across the rear is the spacious lounge/diner having an electric wall mounted fire, wooden effect flooring and French doors opening out to the rear garden.

Upstairs on the first floor there are two bedrooms, one generously sized double bedroom and one smaller single bedroom, ideal as a home office or study that both share the modern family bathroom.

On the second floor is the impressive master suite with two velux skylight to the rear aspect, a dressing area with fitted wardrobes and its own en-suite shower room.

Outside to the rear of the property is an enclosed garden with a decked seating area, paved path, lawned garden and a shed. From here a gate leads to the two allocated parking spaces at the rear.

Note: There is a maintenance fee for the upkeep of communal and parking areas, currently £200 per annum.

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: Traditional

Parking: 2 allocated parking spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 D

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

Our Ref: JGA/06032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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