



An extended detached house that offers further potential for refurbishment, currently featuring a dressing room and en suite to the principal bedroom, 2 reception rooms, conservatory, attractive kitchen, a ground floor shower room plus an external brick workshop that could be converted into a home office.

Offers In Region Of £410,000



An enclosed porch opens to the reception hall with stairs rising to the first floor landing having a useful understairs cupboard beneath. The delightful lounge has a traditional fireplace with marble hearth and inset (we cannot confirm if the gas fire is in working and safe condition). Double doors open to a separate dining room that has a conservatory off.

The kitchen has an attractive range of units with contrasting worksurfaces incorporating a sink unit, integrated hob, oven, grill and extractor canopy above. A separate utility room has further cupboards, a stainless steel sink plus space and provision for domestic appliances. Leading off is a shower room leads off having a shower, wash basin and WC.

The first floor landing has a cupboard housing the Vaillant gas boiler. Doors lead to three bedrooms, the principal bedroom has an arch leading to a dressing room with wardrobes and also giving access to the ensuite having a tiled shower, pedestal wash hand basin and low flush WC.

The family bathroom has a bath with shower attachment and screen above, pedestal wash hand basin, WC and an airing cupboard.

Outside - The property is situated on a pleasant cul de sac and sits back beyond a block paved drive giving access to the garage which has a remote control roller shutter door. The foregarden has ornamental chippings and mature boundary hedges. A covered and gated side entrance leads to the workshop that has two external doors, offering excellent potential to be a home office.

The rear garden has a sun terrace with a lawn beyond and well stocked and established borders.

Lichfield is a beautiful cathedral city with plenty of picturesque beauty spots to explore including Beacon Park and Stowe Pool, and is home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants. It is also home to two railway stations - City railway station operating on the cross city line to Birmingham and other suburban hols and Trent Valley station which has regular services to London Euston. The nearby A38 provides excellent access to Burton, Derby and the national motorway network.

Notes: The land registry reveals both Freehold and Leasehold Titles, we have taken advice to inform us the Freeholder is also the Leaseholder therefore we understand the property is effectively Freehold, however we would advise interested parties to check with their own legal advisor.

The land registry shows a covenant and rights, a copy of which is available upon request.

The sale is offered subject to grant of probate, we understand this has been applied for.

The property has had historic extensions however we cannot confirm that there is any paperwork available from the local planning authority.

We understand there is development to the rear of the property to create a leisure facility.

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: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard, Superfast & Ultrafast available

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/26022025

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

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Agents' Notes

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