

Redlock Field

Lichfield, WS14 0AB

John
German



John German



John German

Redlock Field

Lichfield, WS14 0AB

£385,000

A tastefully presented traditional semi detached house with a new kitchen and bathroom set on a sought after cul de sac location leading off Chesterfield Road.

John German 

Redlock Field is an ultra pleasant cul de sac of houses and bungalows built in around the 1950's and a firm favourite with family buyers seeking the nearby convenience of the city centre, station, shops and schools.

This gas centrally heated and uPVC double glazed home offers a new polycarbonate front main door that leads you into the reception hall, off which is a cloaks storage cupboard, staircase to the first floor and double doors to the lounge.

Enjoying a front facing aspect, the lounge is very well presented and is of good size and proportions and also features a modern electric fire. Leading off is a full width modern and refitted dining kitchen which overlooks and has access directly to the rear garden via patio doors. There is an ample dining area and an adjacent fully fitted kitchen with an extensive range of pale grey shaker style base, wall and drawer units with contrasting worktops. Integral appliances include a double eye level oven, hob, extractor hood and fridge. There is also a useful under stair pantry store.

Leading off the kitchen and positioned behind the single garage is a utility room with fitted base unit, sink and space for a washing machine and chest freezer.

The first floor landing has a large side facing window and gives access to the three bedrooms and bathroom. Bedroom one is a rear facing double room with a range of built in wardrobes, bedroom two is a front facing double room and bedroom three makes an ideal single bedroom for children. The family bathroom is generous in size and has been refitted and newly tiled to offer a white and chrome suite to include a bath with mains shower over, wash hand basin/vanity unit and low level WC.

Outside - Single garage. Driveway parking to the front of the house together with a lawn and bordered front garden. The rear garden is privately fenced and benefits from a full width patio area, lawn, gravelled areas and mature 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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 D

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

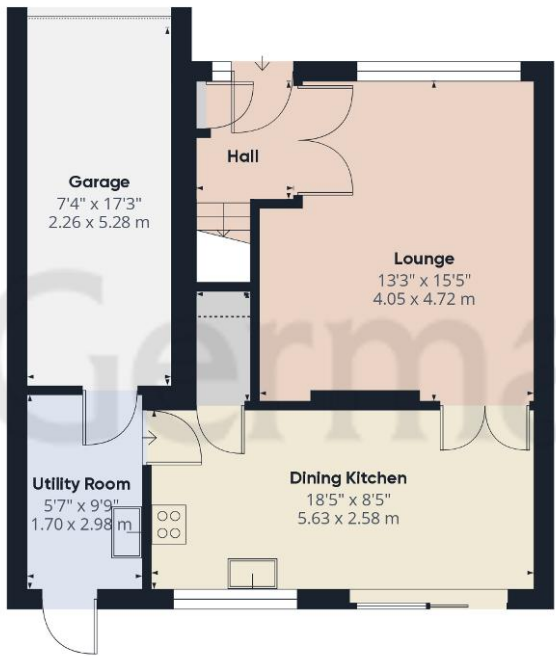
Our Ref: JGA/28032025

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.

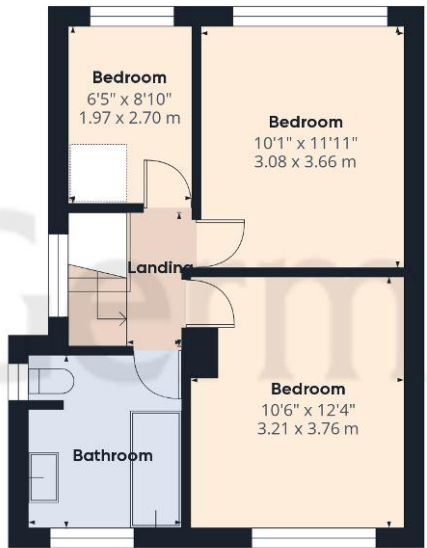
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

982.64 ft²
91.29 m²

Reduced headroom

3.59 ft²
0.33 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

