

Mallicot Close

Lichfield, WS13 6DG



Offered for sale with NO ONWARD CHAIN and a substantial OPPORTUNITY TO EXTEND (STPP) is this wonderful, detached bungalow, nestled in a cul de sac position in the cathedral city of Lichfield. A perfect opportunity for those looking to downsize.

£369,950

John German

Ideally located on the edge of Lichfield City Centre in a quiet cul-de-sac, this home is close to local schools, shops, and health facilities. Excellent transport links include nearby rail stations with direct routes to Birmingham and London, plus easy access to the M6 Toll.

Nestled away at the bottom of the cul de sac, the home is approached by a gated driveway which provides off road parking for the home. The front garden is mainly laid to lawn with mature shrub borders, and a gated side access leads through to the impressive rear garden. The garage can also be accessed to the front. The garage is equipped with power and lighting throughout.

The home opens up into an entrance porch, which follows on nicely to the hallway. The hallway gives access to the main living areas of the home, alongside the two bedrooms and bathroom. The living room is positioned at the front of the home and is a very good size. It features a large double glazed window to front, ornamental beams and an electric fire.

The kitchen, at the rear of the home, overlooks the beautiful rear garden and features matching wall and base units, eye level oven, gas hob, one and a half bowl sink with drainer, space for fridge freezer and plumbing for washing machine.

The property offers two generous sized bedrooms, both of which could comfortably fit a double bed. Both bedrooms also feature built in furniture, for storage needs. The bedrooms share a shower room which has a shower enclosure, w/c and wash hand basin.

One of the standout features of this home on Mallicot Close is the stunning wraparound garden. Mainly laid to lawn and enclosed by wooden fencing, the rear and side gardens offer excellent privacy thanks to mature shrubs and conifers, creating a peaceful, secluded setting.

Note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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: Not currently connected
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/15052025

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

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Agents' Notes

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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.

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