



Nestled at the end of a quiet cul-de-sac is this traditional detached family home within the cathedral city of Lichfield.

Offers in the region of £365,000



This traditional three bedroom detached family home occupies a delightful position nestled towards the end of a quiet cul-de-sac within a popular residential location within Lichfield. The home offers generous accommodation over two floors with further scope for both side and rear extensions (subject to obtaining the relevant planning). The Cathedral City of Lichfield is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. For commuters, Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road.

Internally the property comprises of a side entrance door opening into the welcoming hallway with wooden effect flooring and carpeted stairs rising to the first floor landing with a useful understairs storage cupboard. Doors lead to the kitchen and guest's cloakroom comprising a low level WC, wash hand basin, wooden effect flooring and an obscured UPVC double glazed window to the front aspect.

The kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, tiled flooring, ceiling light point, breakfast bar area and a uPVC double glazed window to the front aspect. A door leads from the kitchen into the dining room which in turn opens into the spacious living room with carpeted flooring, ceiling light point and uPVC double glazed French doors out to the rear garden.

Upstairs there are three bedrooms, two well proportioned double bedrooms and one smaller single bedroom ideal as a home office or study. The family bathroom has a white panelled bath with shower over, low level WC, wash hand basin and an obscured uPVC double glazed window to the rear aspect.

Outside to the front of the property is a block paved driveway providing ample off-road parking, along with a carport providing access into the garage with power, lighting and an up and over door. To the rear of the garage is a office space ideal for those looking to work from home, accessed via a uPVC door from the garden. To the rear of the property is an enclosed garden having a paved patio seating area with lawn beyond and a variety of plants, trees and 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: Traditional

Parking: Drive, carport 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: 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

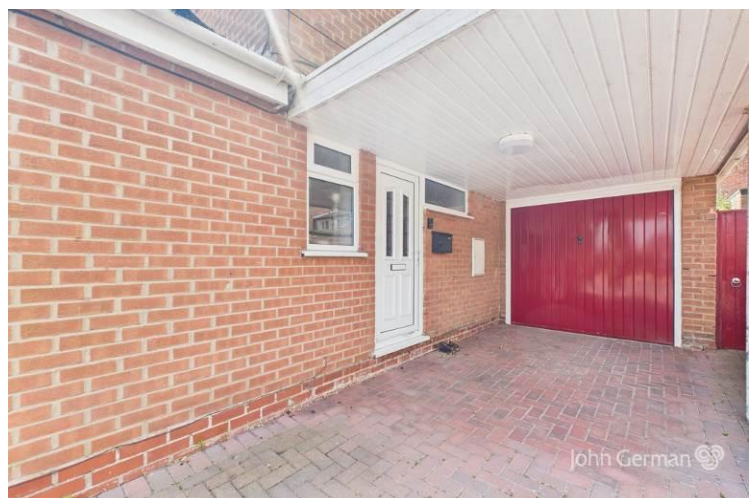
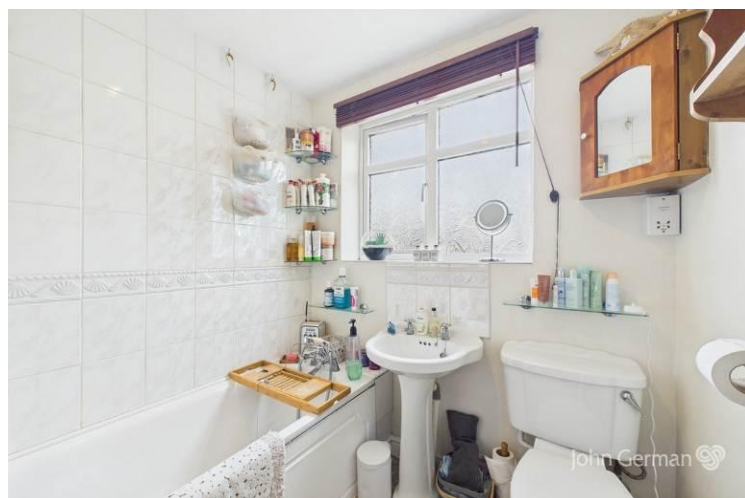
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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