



John German

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



John German

John German

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20052025

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 AML ID 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 1<sup>st</sup> 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.





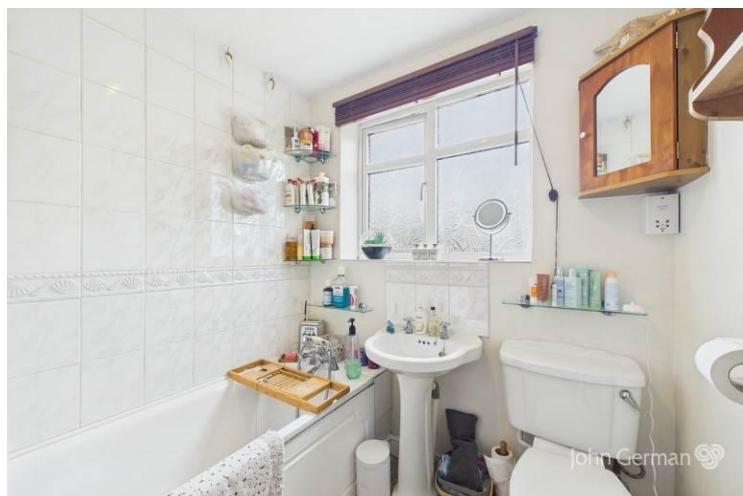
John German



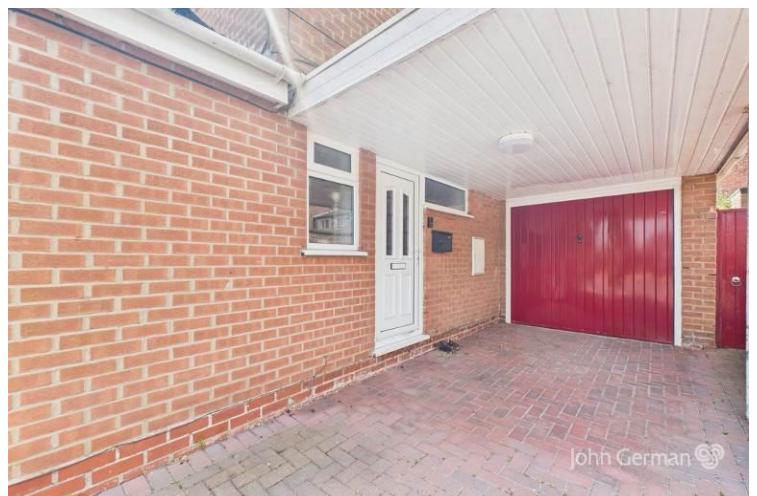
John German



John German



John German



John German



John German



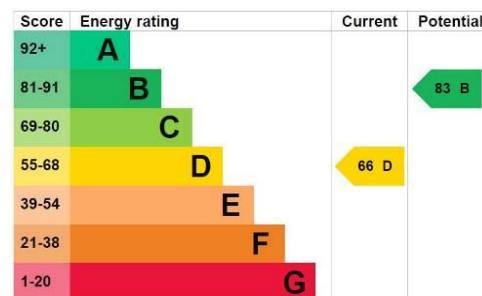
**Agents' Notes**  
 These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation 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.



John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk

OnTheMarket

rightmove

RICS

arla  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

tsi  
APPROVED CODE  
TRADINGSTANDARDS.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