

Alesmore Meadow

Darwin Park, Lichfield, WS13 8FD

John
German





Alesmore Meadow

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Offers Over £400,000

An executive detached family home located within a highly sought after location within Lichfield.

An executive detached family home located on Alesmore Meadow within the ever-popular Darwin Park area of Lichfield. From the property, you have a pleasant walk into Lichfield's city centre and enjoy the extensive range of pubs, bars, restaurants and boutique independent shops. The nearby Beacon Park and a children's play area are only a short walk away. It is also handy for the Trunkfield Brook with its lagoon pool and variety of local wildlife. For schooling, this property falls within the catchment area for Christchurch C of E Primary School and for secondary, it is the Friary High School off Eastern Avenue. For commuters, nearby road links include the A461, A5, A38 and M6 toll road, plus regular rail services to Birmingham, London, Manchester and much more, serviced by Lichfield's two train stations.

Internally the property comprises of entrance door opening into the welcoming hallway with carpeted stairs rising to the first floor landing and doors off into the guest WC, kitchen and living room. The guest cloakroom comprises of WC, wash hand basin with vanity below and tiled splashback plus a ceiling light point and wall mounted radiator.

The warm and cosy living room has a feature gas fire, bay window to the front aspect and laminate wooden effect flooring. Double doors open to the dining room which has tiled flooring, ceiling light point, door into the kitchen and UPVC double glazed French doors opening into the conservatory. The conservatory has wooden effect laminate flooring, ceiling fan, wall light points and UPVC double glazed French doors opening out to the rear garden.

The kitchen is fitted with a range of matching wall and base units with contrasting worksurfaces over, fitted electric oven and hob with extractor over and space for various freestanding kitchen appliances. There are two UPVC double glazed windows to the rear aspect, two ceiling light points, and tiled flooring.

Upstairs there are three bedrooms, two generous double rooms and one smaller single ideal as a home office or study ideal for those looking to work from home. The master bedroom benefits from having fitted wardrobes and its own en-suite shower room.

The refitted family shower room comprises of double shower with mains shower, WC, wash hand basin, chrome style heated towel rail, spotlights to the ceiling and an obscured uPVC double glazed window to the rear aspect.

Outside to the front of the property is a small lawned front garden with a variety of shrubs, a paved path leading to the front door, and a tarmac driveway providing off-road parking for 2/3 vehicles and access into the garage with up and over door. To the rear of the property is an enclosed garden, large paved patio seating area, lawned garden and a variety of plants, trees and shrubs. The garage has been split to provide a useful side access door opening into a workshop area and a storage space to the front of the garage. The property also has the benefit of an EV charging point.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Water supply: Mains

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

Broadband type: ADSL copper wire

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

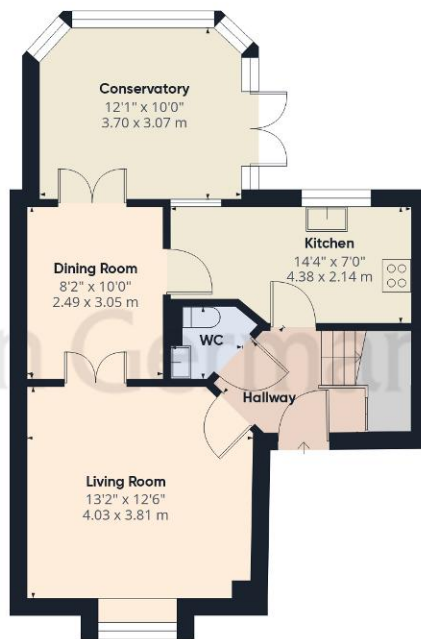
Our Ref: JGA/29052025

Parking: Drive
Sewerage: Mains

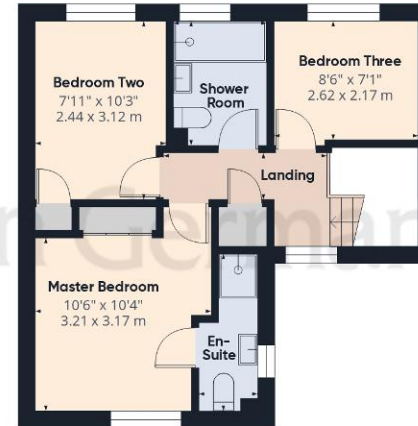
Electricity supply: Mains
Heating: Mains gas







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1098 ft²

101.9 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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