




John German 

A Traditional semi-detached family home with a recently modernised open plan kitchen/diner the added bonus of a superb purpose built one bedroom annex.



£400,000

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This well presented three-bedroom semi-detached family home is located on the corner of Grange Lane and Newton Road, here is a fantastic opportunity to buy a recently modernised three bedroomed semi-detached house with an adjoining self-contained one-bedroom annexe with open plan lounge/dining room and kitchen areas, and a separate shower room/WC. A perfect design to accommodate separate multi-generational living or easily adaptable and rearranged as one whole large home.

Step through the main front entrance into a small lobby and thereafter into a reception hall with carpeted stairs rising to first floor landing and under stairs cupboard together with a useful cloaks store. Take a turn to the right-hand side and you will enter a front facing lounge with feature electric fireplace, carpeted flooring, and a UPVC double glazed window to the front aspect. The recently transformed open plan kitchen/diner has a range of matching grey hi-gloss wall and base units with worksurfaces over and a range of integral kitchen appliances, two ceiling light points, wooden effect flooring, UPVC double glazed window to the rear aspect and a UPVC double glazed French doors leading out to the rear garden. On the first floor a landing with side facing window and a built in airing cupboard lead to the three bedrooms and bathroom. Bedroom one is a double sized rear facing room, bedroom two is a double sized front facing room and bedroom three makes an ideal single bedroom with front facing aspect. The modern family bathroom comprises of white panelled bath with shower over, low level wc, wash hand basin and an obscured UPVC double glazed window to the rear aspect.

The self-contained annexe has its own entrance door positioned on the side of the property and leading into a lovely light and bright open plan lounge/kitchen area with front aspect window, laminate flooring and a feature fireplace surround housing an electric fire. Adjoining this room is a well-appointed fitted kitchen with a range of timber finished base and wall units, stainless steel sink, built in gas oven, hob and extractor together with space for a fridge freezer and washing machine. Leading off the kitchen is a well-proportioned shower room/WC with white and chrome sanitary ware and a double width shower cabinet with electric shower fitting and finally is a superbly sized double bedroom with garden facing window and patio doors plus laminate flooring.

Outside there is side by side double parking driveway located to the rear of the property. A lawned front garden has a block paved path and shrubs to the rear garden is privately enclosed with fence and walling and provides space for both the house and annexe. It offers an easily managed lawn, borders, patio and pathway areas together with a useful timber garden shed.

- 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:** Off road
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** TBC
- 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 C
- Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)
- Our Ref:** JGA03062025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

## Agents' Notes

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