

Mallicot Close

Lichfield, WS13 6DG



A very nice and practical home in a top residential location offering further scope to modernise and available with early vacant possession and no upward chain.

£310,000



John German

This modern semi detached house is set in a very popular residential area close to Lichfield's historic city centre which boasts a range of boutique shops, a Michelin star restaurant, cosy cafés, markets, pubs and bars. There are two railway stations in Lichfield providing services to Bromsgrove, Birmingham, London Euston, and many more destinations. Nearby road links include the A51, A38 and M6 Toll Road.

An enclosed front porch has sliding PVC door and a further PVC door gives access to the entrance hall which has a cloaks cupboard and stairs off. The lounge has a fireplace and patio doors in turn giving access to a PVC double glazed conservatory which has French doors to the garden and a decking patio.

The kitchen/diner has a range of base, drawer and wall units, roll edge work surfaces with a composite sink and mixer tap, tiled splash back, slot in electric cooker with extractor hood over, appliance spaces, plumbing for an automatic washing machine and a tiled floor. A side door leads to an enclosed passage which in turn has doors to both the front and rear. Off the kitchen is a cloakroom with WC and wash basin plus an internal door into a useful storage area which was the former garage.

The first floor landing has loft access and a cloakroom/WC together with an adjacent bathroom which is equipped with a bath in tiled surrounds, wash basin and a shower in glazed enclosure, tiled surrounds and the airing cupboard. There are three bedrooms, two good doubles and a generous third.

The property is set back beyond a broad block paved driveway providing ample off road parking for two vehicles. A side passage with door leads to the enclosed rear garden which is a generous size and maturely laid out with extensive paving, lawns, trees, shrubs and patio areas.

Note: There are leased solar panels with A Shade Greener. The lease arrangements will be transferred to the new purchaser.

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
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/25072025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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