



John German



John German

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.

Offers over £295,000



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. Aside 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.

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

There is no mains gas.

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: Electric

(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

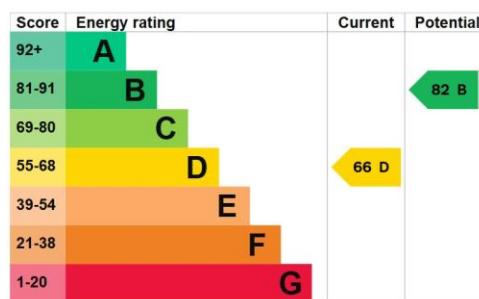
Our Ref: JGA/25072025

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 1st 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
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

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.

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