

High Grange

Lichfield, WS13 7DZ

John German



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£425,000

A superbly spacious and extended family home in a highly desirable city location offered with early vacant possession.



This extended family home is superbly placed for access 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.

The property is entered via a composite door leading into a hallway with fitted cloakroom/WC off. A further glazed door leads to the reception hall which has a useful cloaks storage cupboard and stairs leading off. To the right hand side is a through lounge/dining room with a feature brick fireplace and front and rear facing windows. At the rear is the kitchen that is fitted with a range of base and wall cupboards, drawers, roll edge work surfaces with 1.5 bowl stainless steel sink and mixer tap, tiled splash backs, Zanussi slot in electric cooker with extractor hood over, tiled surrounds, further appliance spaces plus plumbing for a dishwasher and a walk in pantry. Off the kitchen is a morning room which has a window to the rear and an internal door leading into the spacious garage which has an electric roller door to the front together with the wall mounted gas fired boiler and useful utility area complete with plumbing for an automatic washing machine. A side door leads to the garden.

The first floor landing has an airing cupboard and loft access via a drop down ladder. The modern shower room has a walk in shower with glazed screen and aqua panelling, a wash basin with storage below and WC. There are four bedrooms, three of which are good sized doubles and a single bedroom that could also be used as a study/hobbies room having additional storage.

At the front is a broad and spacious tarmac drive giving access to the garage, flanked by a front lawn. A side pedestrian gate leads to the enclosed rear garden which has a patio, lawns, borders plus a substantial 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. The property is being sold on behalf of a Trust.

Property construction: Traditional

Water supply: Mains

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

Broadband type: Services are available, 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

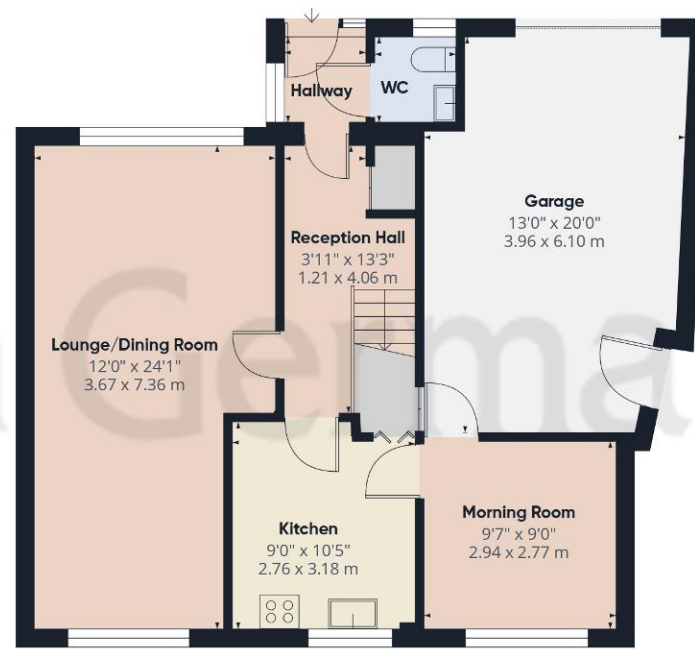
Our Ref: JGA/25072025

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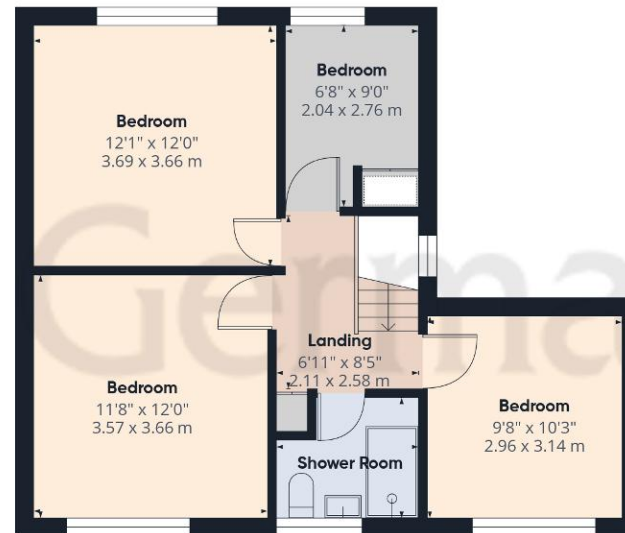
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1343 ft²

124.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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