

Nelson Close

Lichfield, Staffordshire, WS14 9FJ



John German 



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An attractive four-bedroom townhouse situated within a highly desirable development of homes, located off Shortbutts Lane in the cathedral city of Lichfield.

Offers Over £325,000



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This modern attractive four-bedroom, townhouse style family home is situated on a popular modern development of properties nestled next to Shortbutts Park. The property is located just off Shortbutts Lane, which is a very popular residential location due to its close proximity to nearby schools and transport links including the A38, A5 and two rail stations that offer services to Birmingham, Bromsgrove, London Euston plus many more. The city centre is home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. Beacon Park, Minster and Stowe Pools provide some lovely scenic walks. For local schooling this property falls into the catchment area for St. Michael's CofE(C) Primary School and for secondary education it's The Friary School.

The entrance door opens into the hallway, having carpeted flooring and stairs rising to the first-floor landing with useful understairs storage cupboard and doors off into the living room and the kitchen. The kitchen is fitted with a range of matching fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and four ring gas hob with extractor hood. There is space for a washing machine, dishwasher and fridge freezer, wall tiling, tiled flooring, ceiling light point and window to the front. The living room has carpeted flooring, ceiling light points, radiator, ample space for dining table and chairs and UPVC French doors to the rear garden.

On the first floor landing, there are doors off to the versatile second bedroom with carpeted flooring, ceiling light points, radiator, and a window to rear aspect. This room could be used as a double bedroom or even as a second living room or snug. The family bathroom comprises of a white suite to include bath, pedestal wash hand basin, low level W/C, wall mounted mirror, wall tiling, vinyl flooring, ceiling light point and radiator. Bedroom three has carpeted flooring, window to the front aspect, ceiling light points and radiator.

On the second floor landing, there is carpeted flooring, ceiling light point, doors off to two bedrooms and a large airing cupboard. The master bedroom benefits from a range of fitted wardrobes, carpeted flooring, radiator, ceiling light point and window to rear. A door leads to the en-suite with a shower cubicle, low level WC, wash hand basin, radiator, vinyl flooring, ceiling light point, extractor fan and wall mounted mirror. The second bedroom has carpeted flooring, ceiling light point, radiator and two windows to the front aspect.

Outside, the front of the property has a small landscaped garden with lawn area and pathway to the front door from the public green area. There is also a useful outside store under the storm porch. The private rear garden is enclosed by fenced borders with gated rear access from the communal carpark with allocated space for two vehicles. The easy to maintain garden features a paved patio area, artificial lawn, raised planted flower bed plus space for a 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:** Two parking spaces
Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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/21082025

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

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