

Friary Road
Lichfield, WS13 6QL



An excellent opportunity to acquire an attractive traditional detached house that requires refurbishment, occupying a very spacious plot with a large established rear garden and situated in one of Lichfield's most sought-after locations.

£800,000



John German

This detached property is situated in one of the most sought after areas of Lichfield being within easy walking distance of the City centre that has the historic Cathedral, beautiful Beacon Park. There are two railway stations – the City station having services to Birmingham New Street stopping at many suburban hols and Trent Valley provides direct links to London Euston. The M6 toll provides direct access into the national motorway network system.

Step inside the reception hall with stairs rising to the first floor landing having an under stairs cloakroom with WC and wash basin.

The well proportioned lounge has a front facing window, a stone fireplace and sliding patio doors opening to a conservatory.

A breakfast dining kitchen has a range of oak faced units alongside a separate utility which also has access to the garage.

There is a separate formal dining room with a front facing bow window and a Regency style fireplace.

On the first floor there are three bedrooms and a bathroom which has a bath, separate shower and pedestal wash basin. There is a separate WC.

The second floor landing has a storage area and gives access to a bedroom with a dormer style window plus a bathroom having a bath, WC and wash basin.

Outside – The house is situated off a service road directly off Friary Road. A driveway provides off road parking adjacent to a lawned garden with established borders. A gated side entrance leads to a particularly spacious mainly lawned rear garden which has various well stocked trees, beds and borders.

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 land registry refers to covenants, rights and charges, a copy of which is available upon request. The property is in need of refurbishment and we cannot confirm if the fire, ovens, cooker or boiler are in safe working conditions.

Property construction: Traditional

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard, Superfast & Ultrafast available

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 G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25092025

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents' Notes

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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.

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