

Colling Drive

Lichfield, Staffordshire, WS13 8FJ

John German



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£500,000

An extended detached family home boasting four double bedrooms and an extended kitchen/diner, situated in the ever-desirable Darwin Park area within Lichfield.



This well presented and extended four bedroom detached family home is located on Colling Drive within the popular Darwin Park area of Lichfield. From this desirable location you can stroll through Cathedral Walk into Lichfield's city centre and enjoy the range of boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road. For local schooling this property falls within the catchment area for Christchurch C of E Primary School and for secondary, it is the Friary High School off Eastern Avenue.

Internally this home comprises of front facing double glazed composite entrance door opening into the entrance hallway with wooden style flooring, carpeted flooring leading to the first-floor accommodation and doors off into the guest WC, living room and the extended open plan kitchen/diner. The bright and spacious living room has carpeted flooring, two ceiling light points, windows to both the front and side aspects, and UPVC double glazed French doors leading out to the rear garden. The heart of the home is the impressive extended kitchen/dining area fitted with an extensive range of matching wall and base units with an integral fridge/freezer, range style cooker, and space for a washing machine & tumble dryer. The room is fitted with a full height anthracite double glazed window and wall mounted anthracite radiator as well as wood effect flooring.

Upstairs on the first floor landing, there are two spacious double bedrooms, the master bedroom benefiting from its own en-suite shower room and fitted wardrobes, the second bedroom is another double bedroom with a walk-in wardrobe and completing the first floor landing is the family bathroom. Stairs then rise to the second floor where there is a further two spacious double bedrooms.

This family home is situated on attractive plot, with wrought iron fencing running around the perimeters to the front and one side. A slab paved pathway leads up to the front door with gravelled beds to either side that also lead right down one side of the property. To the side of the property is a driveway providing off-road parking and access leading up to the garage, there is a electric vehicle charger and a gate that provides access to and from the rear garden.

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:** Driveway & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre 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 E

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

Our Ref: JGA15102025

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.

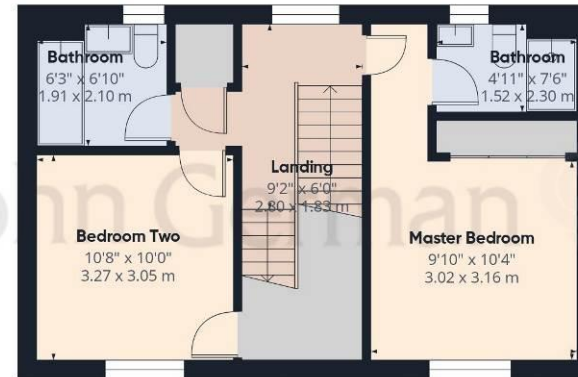
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



Floor 2

Approximate total area⁽¹⁾

1430 ft²

132.8 m²

Reduced headroom

105 ft²

9.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

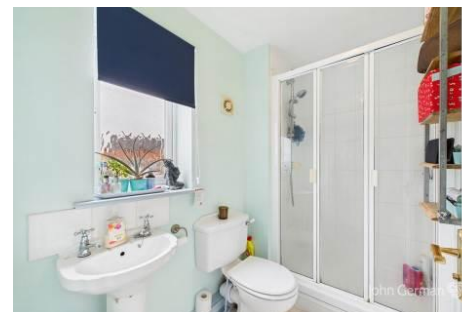
Referral Fees

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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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