

Nelson Close

Lichfield, WS14 9FJ



An attractive four-bedroom townhouse located on a popular development of modern homes nestled next to Shortbutts Park.

Offers Over £325,000



John German

This attractive and well presented 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 welcoming hallway, having beautiful tiled flooring and carpeted stairs rising to the first-floor landing with a useful understairs storage cupboard below. Doors lead to the living room, guest cloakroom 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 mixer tap over, integrated oven and four ring gas hob with extractor hood. There is space for a washing machine, dishwasher and fridge freezer, spotlights to the ceiling, tiled flooring and window to the front aspect.

The living room has wooden style flooring, two ceiling light points, ample space for a 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 a white suite to include bath, pedestal wash hand basin, low level WC, wall tiling, ceiling light point and radiator. Bedroom four has carpeted flooring, a window to the front aspect, ceiling light points and a 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, and ceiling light point. 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 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 to allocated spaces for two vehicles. The easy to maintain garden features a paved patio area, lawned garden, decked seating area and a variety of plants, trees and shrubs.

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: 2 parking spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 D

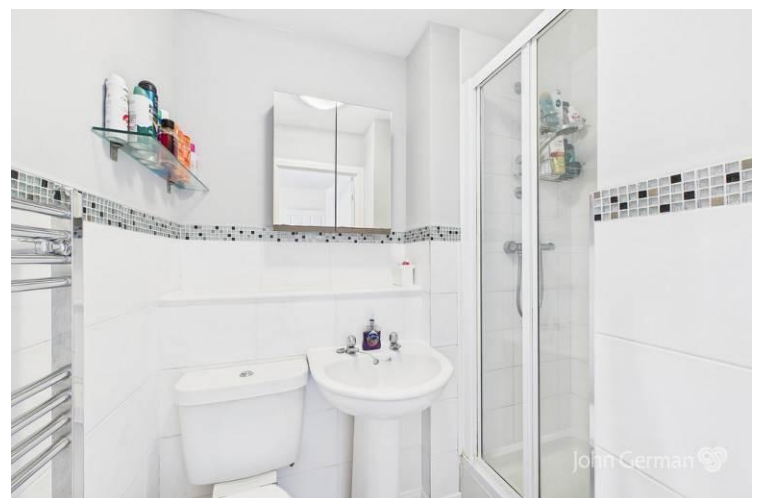
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21102025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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