

Buddleia Avenue

Streethay, Lichfield, WS13 8LL

John German



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£800,000

A stunning, executive five bedroom detached family home presented to the highest standard throughout, occupying a superb position overlooking the open green space nestled within a modern development of homes in Streethay.



A fine example of space, luxury and modern family living, all combined into this executive five bedroom detached family home, which has been vastly upgraded and improved during the current owner's time here, whilst also being superbly decorated, furnished and cared for.

The home enjoys a delightful position overlooking the open green space in front of the property and is situated on a small private drive within the ever-desirable modern development of homes in Streethay. A popular location for all ages with its open green spaces, catchment for the newly opened Streethay Primary School, the A38, and the city centre itself. Take a scenic walk around Stowe Pool and along the cobbled streets of Lichfield where there are a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants and pubs. For commuters, Lichfield Trent Valley rail station is just a short walk away that has a direct service to Birmingham New Street and offers regular services to London Euston.

Internally, the entrance door opens into the impressive yet welcoming entrance hallway, having a beautiful wooden style flooring, feature panelling to the walls, wall light points, spotlights to the ceiling, stairs rising to the first floor landing with carpeted runner and doors off into the living room, playroom/snug, guest cloakroom and open plan kitchen/diner.

The first of two versatile and spacious reception rooms is the playroom/snug with a beautiful wooden style flooring, bespoke fitted cupboards, window to the front aspect, and spotlights to the ceiling. The formal living room has a darker wooden style flooring, media wall housing space for a television, with feature fireplace below, wall panelling to all walls, and windows and French doors to the rear aspect opening out to the rear garden.

The heart of the home is the impressive open plan kitchen/diner complete with a luxury fitted kitchen having granite worksurfaces, an extensive range of matching wall and base units with a variety of different storage solutions, along with a generous selection of integrated kitchen appliances. There are windows to both the front and rear aspects, spotlights to the ceiling, and an opening to the separate utility room.

Upstairs, you have five generously proportioned double bedrooms, with bedroom five currently being utilised as a dressing room. Two of the bedrooms benefit from luxury en-suite shower rooms, and the other three bedrooms are serviced by the modern family bathroom.

Outside, to the front of the property you can enjoy open green space views overlooking the park area, and there is a block-paved driveway providing off-road parking and giving access into the detached double garage. To the rear of the home is an enclosed private garden, with a large patio seating area, lawned garden and a variety of plants, trees and shrubs.

Agents notes: NHBC Warranty valid until 2029. There is an annual estate charge of £235 payable to FirstPort Property Services.

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: Drive & garage

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 G

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

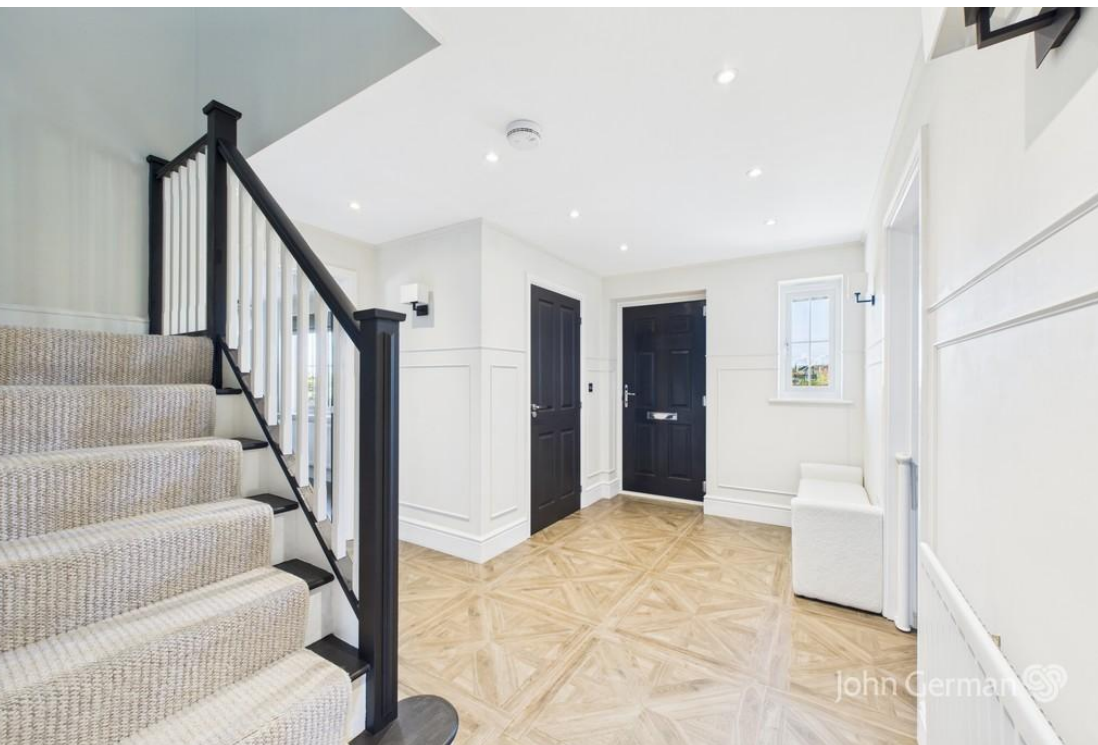
Our Ref: JGA/28102025

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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.

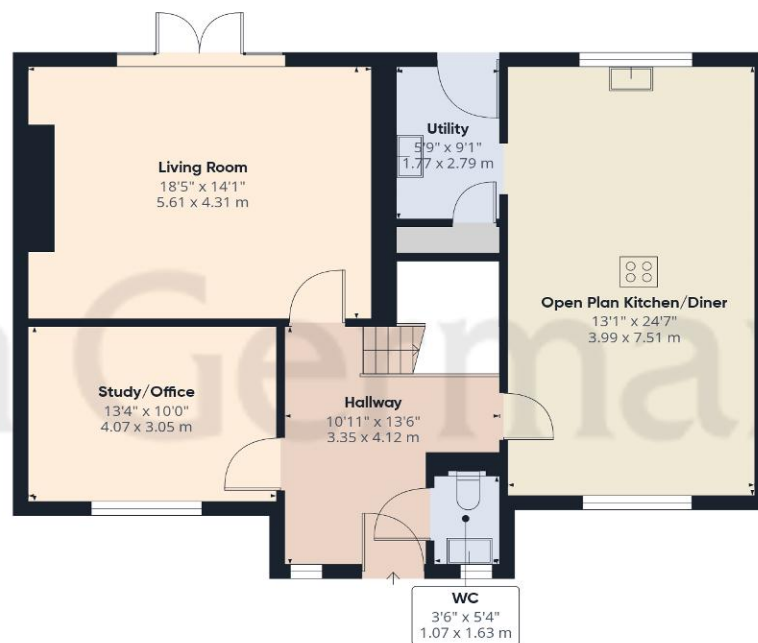










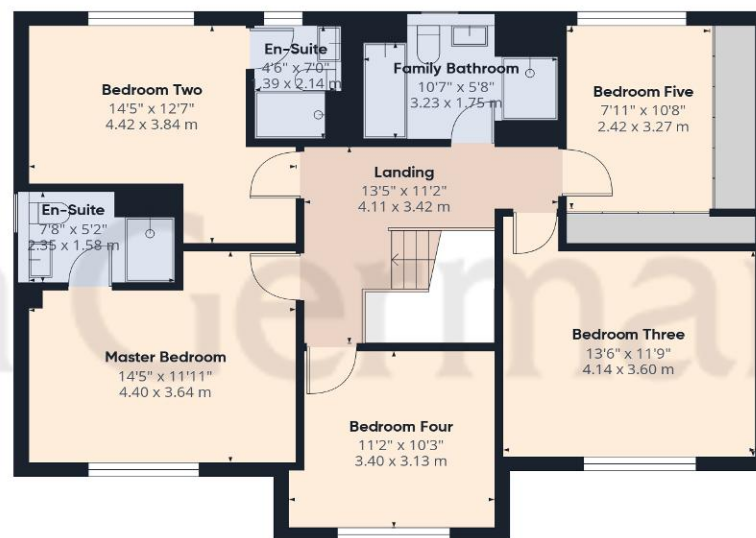


Ground Floor

Approximate total area⁽¹⁾

1890 ft²

175.6 m²



Floor 1

(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		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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