

# Broadbent Close

Darwin Park, Lichfield, WS13 6LS

John German



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£350,000

An attractive and spacious semi-detached family home set over three floors, situated in the highly desirable Darwin Park estate of Lichfield, offered to the market with no onward chain.



This vastly improved and well-presented three-bedroom semi-detached family home is located on Broadbent Close within the highly desirable Darwin Park estate of Lichfield. From this convenient location, it is a short walk to Waitrose supermarket and the popular Inkwell pub. Furthermore, 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 including the One Michelin Star 'Upstairs by Tom Shepherd'. There are two railway stations providing services to 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 the property comprises of a UPVC entrance door opening into the welcoming hallway with laminate style flooring, carpeted stairs rising to the first floor landing, and doors off to the kitchen, guest WC and living room. The guest WC is fitted with a WC, wash hand basin with tiled splashbacks, ceiling light point, an obscured UPVC double glazed window to the front aspect and has space for coats and bags. The kitchen comes equipped with a range of matching wall and base units with fitted work surfaces over, inset bowl sink and drainer with mono tap, integrated oven and four ring gas hob with extractor fan over, tiled splashbacks, tiled flooring, ceiling spotlights, space and plumbing for a washing machine and space for a freestanding fridge freezer. The impressive lounge/diner has a modern grey wooden style flooring, feature electric fireplace, two ceiling light points, and a walk-in bay window with French doors opening out to the conservatory. The conservatory has a ceiling light and fan, tiled flooring, and French doors opening out to the rear garden.

Upstairs, on the first-floor landing there is a useful storage cupboard, doors off to two bedrooms, family bathroom and stairs further rising to the second floor. The spacious double bedroom has mirrored fitted wardrobes, feature wall panelling, carpeted flooring and a UPVC double glazed window to the front aspect. The other bedroom is a fair size single bedroom, also ideal as a home office/study or nursery. The family bathroom comprises of a white panelled bath with mains shower over, WC, wash hand basin, vinyl flooring, ceiling light point and a UPVC double glazed obscured window to the side aspect. On the second floor is the impressive master suite with a large bedroom area, Hammonds fitted wardrobes and vanity unit, carpeted flooring, ceiling light point, eaves storage, loft access and a re-fitted luxury en-suite shower room.

Outside, to the front of the property is a two car driveway and access into the garage. To the rear of the home is a landscaped low maintenance garden with paved patio and artificial lawned area.

**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 – new boiler installed May 2022

(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 C

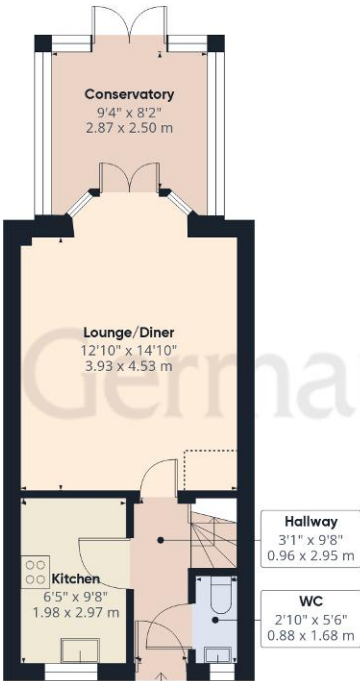
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31102025

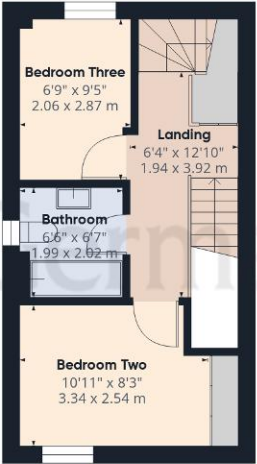








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

914 ft<sup>2</sup>  
84.9 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(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.





#### 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.

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.

#### 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             |         | 84 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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