

Harrington Walk

Lichfield, Staffordshire, WS13 7UY

John
German



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£350,000

A modern mews house nestled within a private gated development of homes located next to Beacon Park, offered to the market with no onward chain.



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Offered to the market with no upward chain is this modern three-bedroom mews house situated within a gated development on Harrington Walk, off Abnalls Lane in the cathedral city of Lichfield. Only a short walk away is beautiful Beacon Park, a wonderful place to walk, explore and cycle. Lichfield city centre is only a short walk away and offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant. For local families this property falls into the catchment area for Chadsmead Primary Academy and for secondary education it's the Friary High School.

Internally the home has a composite entrance door opening into the welcoming entrance hallway with wooden flooring, carpeted stairs rising to the first floor landing, doors off into the lounge/diner, guest cloakroom, and an opening leading into the kitchen. The guest cloakroom comprises of low level wc, wash hand basin with tiled splashback, radiator and extractor fan. The kitchen is fitted with a range of matching hi-gloss wall and base units with worksurfaces over, inset sink and drainer, electric oven, four burner Beko gas hob with Bosch cooker hood over, integrated fridge/freezer, space and plumbing for a washing machine, wooden style flooring, spotlights to the ceiling, and a window to the front aspect. The spacious lounge/diner has a wooden style flooring, UPVC double glazed window to the rear aspect, French doors leading out to the rear garden, useful understairs storage cupboard and two ceiling light points.

Upstairs, on the first floor landing there is an airing cupboard, loft hatch access and doors leading off to the three bedrooms and family bathroom. The spacious master bedroom has carpeted flooring, UPVC double glazed window to the rear aspect, ceiling light point, double built-in wardrobes and its own en-suite shower room. Bedroom two is a further double bedroom with carpeted flooring, ceiling light point and a UPVC double glazed window to the front aspect. Bedroom three is a single bedroom with a UPVC double glazed window to the rear aspect, carpeted flooring, ceiling light point and built in storage space. The family bathroom comprises of a panelled bath with mixer tap and rainfall shower over, wash hand basin, low level flush wc, extractor fan, shaver point, radiator and obscured UPVC double glazed window to the front aspect.

Outside, the property is approached via a driveway from Harrington Walk with a lawned front garden and access to the garage, with a beautiful storm porch giving access to the composite front door of the home. The garage has double doors, power and lighting. To the rear of the home is the beautifully landscaped rear garden, with a patio area immediately outside the French doors from the lounge, steps leading to a beautiful lawn and a further sunny area ideal for entertaining family and friends.

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/>

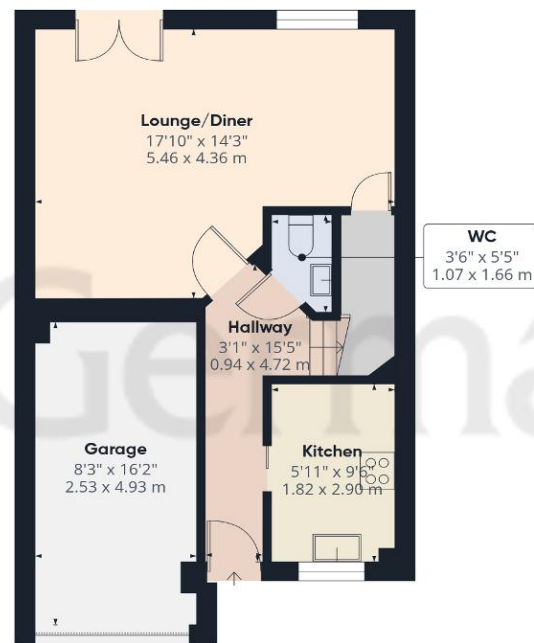
Local Authority/Tax Band: Lichfield District Council / Tax Band C

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

Our Ref: JGA/31102025





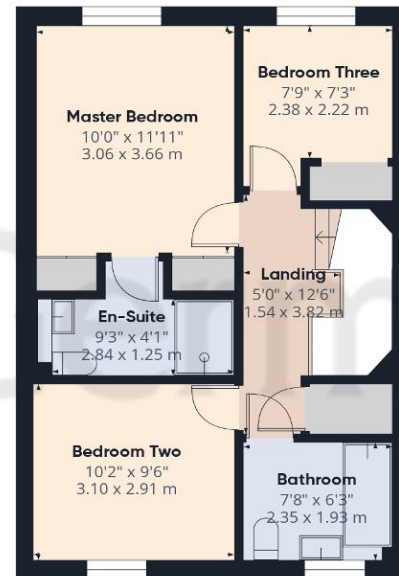


Ground Floor

Approximate total area⁽¹⁾

965 ft²

89.8 m²

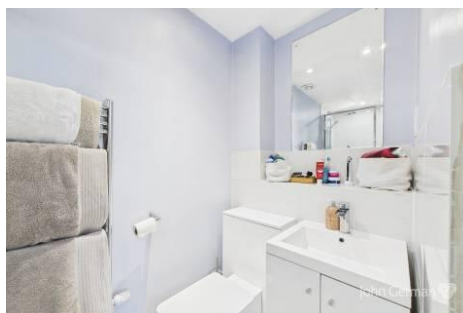
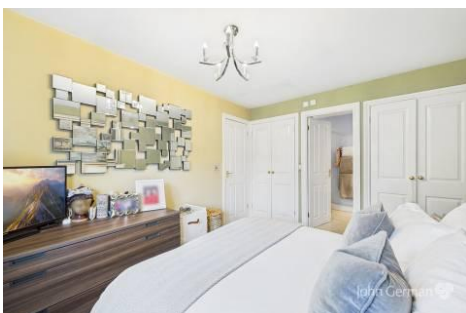


Floor 1

(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 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 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.

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		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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