

# Greenwood Drive

Lichfield, WS14 9AG



A traditional semi-detached family situated in a quiet cul-de-sac located within walking distance from Lichfield's city centre and train station.

£325,000



John German 

This traditional three-bedroom semi-detached family home is located on Greenwood Drive, a quiet and desirable cul-de-sac situated off Cherry Orchard in Lichfield. Ideally situated close to excellent local schools, transport links and local amenities. The property has existing potential to extend and modernise and benefits from being within walking distance of Lichfield's city rail station and the city centre itself that is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars, and pubs. For commuters nearby road links include the A38, A51 and M6 Toll Road.

Internally the property comprises of an enclosed entrance porch with composite entrance door opening into the spacious hallway with carpeted stairs rising to the first floor landing and doors off to the living room, guest WC and kitchen. There is a generously proportioned living room with carpeted flooring, ceiling light point and a uPVC double glazed window and door opening to the rear garden. A sliding door leads into the dining room with carpeted flooring, wall light points and uPVC double glazed sliding doors opening out to the garden. An opening gives access into kitchen that is fitted with a range of wall and base units, space for various freestanding kitchen appliances, a useful understairs storage property, door out to the side garden, a uPVC double glazed window to the rear and two ceiling lights.

Upstairs there are three generously sized double bedrooms and a family bathroom.

Outside to the front of the property is a driveway providing off-road parking for one vehicle giving access into the garage via an up and over door. To the rear of the property is an enclosed garden with a paved patio seating area and lawn beyond.

**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:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Not currently connected

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/25022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk

#### Agents' Notes

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