

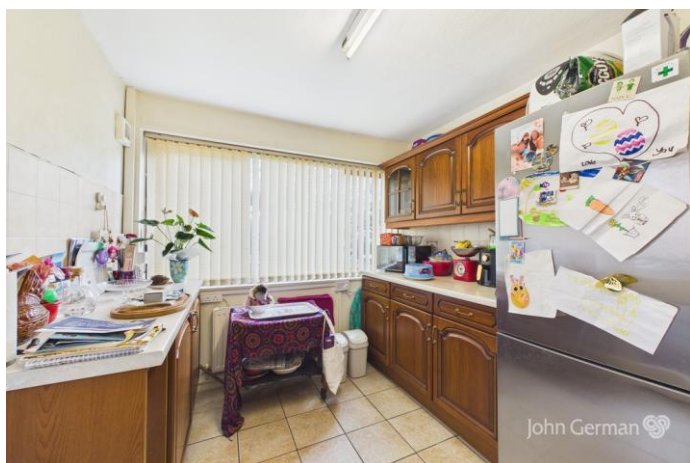
Stowe Croft

Lichfield, WS13 6TW



An attractive dormer bungalow nestled within a sought-after location within walking distance of Stowe Pool and Lichfield City Centre.

£350,000



John German

This spacious two bedroom dormer bungalow occupies a delightful position on Stowe Croft within the cathedral city of Lichfield. The home benefits from being within a stones throw from Stowe Pool, also only being a short walk from the city centre offering a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant.

On the ground floor, the house has a large living room with front facing bay window, carpeted flooring, wall light points and a fireplace. Next to the living room is a fully fitted kitchen with a range of wall and base units in dark wood with fitted cream worktops and space for various freestanding kitchen appliances. Leading from the kitchen is a large side extension which runs the full length of the property providing a second entrance point at the front and access to the garden at the rear. It can be used as an additional guest bedroom, as a utilities area and for extra storage.

To the rear of the ground floor, with views over the garden there is a dining room with carpeted flooring and wall light points, which has sliding patio doors giving direct access to the rear garden as well as a double bedroom with wooden style flooring, a ceiling light point and a large window with a great view of the garden. The ground floor also has its own bathroom with a shower cubicle, WC and wash basin.

Upstairs there is a large front facing double bedroom with dressing room/study area with eaves storage and skylight and a second bathroom with a large corner shower cubicle, WC and wash basin with obscure double-glazed window. From the upstairs landing there is access to further eaves storage which also houses the boiler.

The property has a large garage next to the living room and dining room with a sliding door at the front that can be used to park a car inside and a door at the back with access to the rear garden. The garage has plenty of storage space for garden and other equipment as well as a vehicle. There is also good parking space on the front drive outside the garage.

The large enclosed rear garden has a lawn and a paved patio seating 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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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: JGA31032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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.

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