

Dimbles Hill

Lichfield, WS13 7NH

John 
German





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Lichfield, WS13 7NH

£290,000

A traditional three bedroom semi-detached family home with large private rear and front gardens, located in a popular residential location within Lichfield. Offered to the market with no onward chain.

Offered to the market with no onward chain is this traditional three-bedroom semi-detached family home enjoying an elevated position on Dimbles Hill in Lichfield, a popular residential location just a short walk to Stowe Pool and into the city centre with its historic cathedral. Lichfield has a wide range of amenities including a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters, nearby road links include the A5, A38 and M6 toll road and Lichfield is home to two train stations including Lichfield City and Trent Valley Station, from which there are services to Bromsgrove, Birmingham, London Euston along with many more destinations. For local schooling, this property falls into the catchment area for Willows Primary Academy.

Internally, the home comprises of an entrance porch with a front door opening into the wide reception hallway where there are doors off to the guest WC, kitchen, living room, useful understairs storage, and carpeted stairs rising to the first floor landing. The spacious living room features a traditional pine fire surround, window to the front aspect, carpeted flooring, two ceiling light points, and glazed sliding doors opening into the conservatory. The kitchen has a range of matching wall and base units with contrasting laminate worksurfaces, tiled splashbacks and a built-in electric double oven and gas hob with extractor over. There is also a window and door to the rear aspect overlooking the rear garden.

Upstairs there are three well-proportioned bedrooms, two generous doubles and one smaller single bedroom ideal as a home office or study, along with a modern fully fitted family bathroom.

Outside, to the front is a lawned garden and a two/three car driveway with access into the garage. To the rear of the home is an enclosed south facing garden laid mainly to lawn with a variety of plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 B

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

Our Ref: JGA/03082026

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

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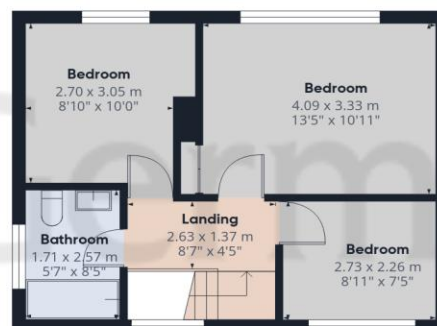


Ground Floor

Approximate total area⁽¹⁾

91.7 m²

988 ft²



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

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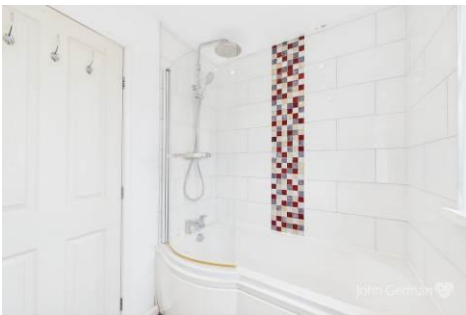
Referral Fees

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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