



A three-bedroom mid-terraced family home situated in a popular cul-de-sac location offered to the market with no onward chain.

£265,000



Offered to the market with no onward chain is this three bedroom mid-terraced property on Scott Close, forming part of a quiet cul-de-sac. This is one of the most accessible and practical locations within Lichfield, being just a five minute walk from Lichfield City train station and only a short distance further to Lichfield City station, plus some of Lichfield's most notable landmarks, including Beacon Park and the historic Lichfield Cathedral, and of course the city centre itself. For local schooling this property falls into the catchment area for Christ Church CE(VC) Primary School, and for secondary education it's The Friary School.

Internally the property comprises of a UPVC entrance door opening into the welcoming hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing, uPVC double glazed window to the front aspect, and doors off into the kitchen, lounge/diner and guest cloakroom.

The spacious lounge/diner has a large UPVC double glazed window to the front aspect, wooden laminate style flooring, brick feature fireplace, both wall and ceiling light points and UPVC double glazed doors leading out to the rear garden.

The kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, plus space for various freestanding kitchen appliances.

Upstairs, there are three well-proportioned double bedrooms, a modern family shower room and two useful storage cupboards on the landing.

The property sits on an generous plot, with a double width, brick paved driveway to the front providing off street parking for up to three cars. To the rear is a lawned garden, patio seating area and garden shed.

**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

**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/>

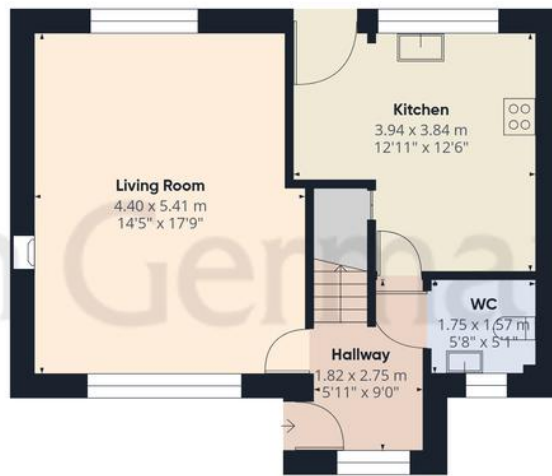
**Local Authority/Tax Band:** Lichfield District Council / Tax Band C

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

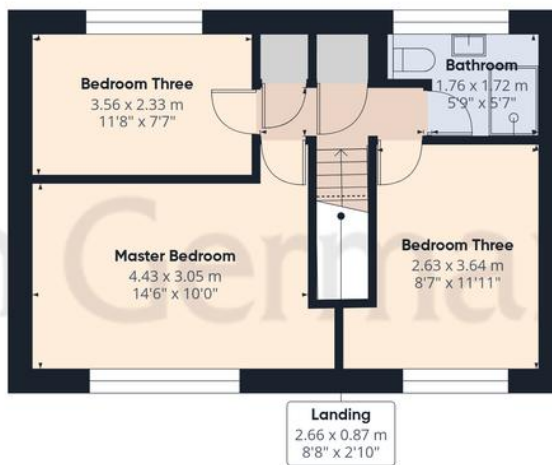
**Our Ref:** JGA/16042026

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Ground Floor



Floor 1

John German

Approximate total area<sup>®</sup>  
86.3 m<sup>2</sup>  
929 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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**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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