

Terry Close

Lichfield, WS13 7EJ

John German



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£400,000

A traditional detached family home offered to the market with no onward chain with exciting potential to vastly extend and improve.



Offered to the market with no onward chain, is this delightful three bedroom detached family home situated in Terry Close, a quiet yet sought after cul-de-sac location within Lichfield benefiting from a convenient location with easy access to local amenities ideally suited to family living, being within walking distance to the highly regarded Friary Academy. The property offers exciting potential to extend either over the garage, to the side aspect and the rear aspect all of which would need to be subject to planning, but does offer the new owners generous potential to further improve this home. The cathedral city of Lichfield enjoys the range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more. Nearby road links include the A51, A38 and M6 Toll road.

Internally the property comprises of UPVC entrance door opening into the porch entry, with window to the side aspect and a door opening into the living room. The spacious living room is a light and inviting space with carpeted flooring, UPVC double glazed window to the front aspect, ceiling light point and a door opening into the dining room. The second reception room is currently being used as a dining room with carpeted stairs rising to the first-floor landing, UPVC double glazed sliding doors opening out to the rear garden, carpeted flooring, ceiling light point and a door into the kitchen. The kitchen is fitted with a range of matching wall and base units, breakfast bar area, window overlooking the rear garden and a door into the utility room. The utility room has a window and door to the side aspect, tiled flooring, ceiling light point, and doors off to the 3rd reception room currently used as a snug, guest WC and integral garage.

Upstairs on the first floor landing there are doors off to the three bedrooms, family shower room, a useful storage cupboard and the airing cupboard. The spacious master bedroom has carpeted flooring, ceiling light point, UPVC double glazed window to the rear aspect, and a fitted wardrobe. Bedroom two is a further spacious double bedroom with carpeted flooring, ceiling light point, UPVC double glazed window to the front aspect, and a fitted wardrobe. Bedroom three is a single bedroom with carpeted flooring, ceiling light point, UPVC double glazed window to the front aspect and a fitted wardrobe. The family shower room comprises of double shower, low level WC, wash hand basin, spotlights to the ceiling and an obscured UPVC double glazed window to the front aspect.

Outside to the front of the home is a block-paved driveway providing off-road parking and access to the garage with up and over door, with an adjacent lawned garden with a variety of plants, and shrubs. To the rear of the home is an enclosed garden laid mainly to lawn with a variety of plants, trees and shrubs along with a paved 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: JGA03082026

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Ground Floor

Approximate total area⁽¹⁾

96.3 m²

1034 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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