

# Harrington Walk

Lichfield, WS13 7UY

John German





# Harrington Walk

Lichfield, WS13 7UY

£450,000

A spacious five-bedroom family home situated in a gated development of homes located next to Beacon Park in the Cathedral city of Lichfield.



This well-appointed five-bedroom semi-detached family home is situated within a gated development on Harrington Walk, located just off Abnalls Lane within the cathedral city of Lichfield. Only a short walk away is beautiful Beacon Park, a wonderful place to walk, explore and cycle. Lichfield city centre is only a short walk away and offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant. For local families, this property falls into the catchment area for Chadsmead Primary Academy and for secondary education it's the Friary High School.

Internally the property comprises of entrance door opening into the hallway with laminate wooden style flooring, carpeted stairs rising to the first floor landing, useful understairs storage cupboard and doors off to the guest cloakroom, internal garage, kitchen and lounge/diner. The guest cloakroom comprises of low level wc, wash hand basin with tiled splashback, radiator, extractor fan and spotlights to the ceiling. The kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, and space for various freestanding kitchen appliances, spotlights to the ceiling, and space for a small dining table and chairs. The generously sized lounge/diner has laminate wooden style flooring, two ceiling light points, feature gas fireplace, UPVC double glazed window to the rear aspects, along with UPVC double glazed double French doors set into bay opening out to the rear garden. Upstairs on the first floor landing there are three bedrooms and the family bathroom, there are two spacious double bedrooms, both with fitted wardrobes and one single bedroom ideal as a home office or study, the generously sized master bedroom also benefits from having its own en-suite shower room. The family bathroom comprises half tiled walls and flooring, white panelled bath with shower attachment, low level wc, wash hand basin, chrome style heated towel rail, spotlights to the ceiling and an obscured UPVC double glazed window to the front aspect. Stairs then rise the second floor where you have two double bedrooms, and a guest WC with low level wc and wash hand basin.

Outside to the front of the property is a tarmac and block-paved driveway providing off-road parking for two vehicles and access into the garage with up and over door. To the rear of the property is an enclosed garden laid mainly to lawn with paved patio seating area.

Agents notes: There is a service charge of approximately £300 per year.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request

**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:** Fibre

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA09032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1423 ft<sup>2</sup>

132.1 m<sup>2</sup>

**Reduced headroom**

25 ft<sup>2</sup>

2.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### John German

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