

Bloomfield Crescent

Lichfield, WS13 7JL



John German 



A modern mid-terraced family home offering a spacious and modern interior located within the cathedral city of Lichfield.

£270,000



John German 

John German 

This well presented three-bedroom family home is located on Bloomfield Crescent, a popular cul-de-sac within the cathedral city of Lichfield.

Lichfield is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars, and pubs. For commuters, Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road.

This family home comprises of an entrance hallway with carpeted stairs rising to the first-floor landing and doors off into the spacious lounge/diner and kitchen.

The spacious lounge/diner has carpeted flooring, two ceiling light points, UPVC double glazed window to the rear aspect, bi-folding doors opening into the orangery and a door leading into the kitchen.

The orangery has a beautiful wooden effect flooring, roof lantern, spotlights to the ceiling and French doors opening out to the rear garden. The modern kitchen is fitted with an extensive range of grey wall and base units with fitted work surfaces over, a range of integrated kitchen appliances and useful pantry cupboard.

Upstairs there are three well-proportioned bedrooms, the larger two have fitted wardrobes and bedroom three acts as a spacious single room and a modern family bathroom.

Outside to the front of the property is a large block-paved driveway providing ample off-road parking, to the rear of the property is a landscaped garden.

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. There are solar panels present that are leased.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 B

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

Our Ref: JGA17022026

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 1st 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

John German

Approximate total area⁽¹⁾

954 ft²

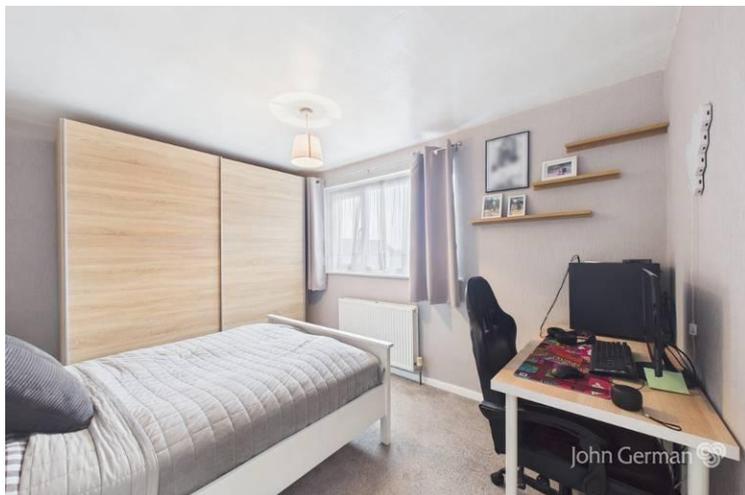
88.6 m²

(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.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL
 01543 419121
 lichfield@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent