

Birmingham Road

Lichfield, WS13 6PG



A well presented Victorian end terraced property situated within a few minutes' walk of the city centre and train station.

Offers Over £325,000



John German

John German are delighted to bring to the market this charming two-bedroom Victorian end terraced home, ideally situated on Birmingham Road, just a short walk from Lichfield city centre and the railway station.

This attractive Victorian townhouse is a rare opportunity within Lichfield, offering an abundance of character that has been sympathetically modernised over the years. Accommodation includes two spacious reception rooms, two double bedrooms, a useful cellar, a contemporary family bathroom, off-road parking, and a private rear garden, creating a wonderful blend of period charm and modern convenience.

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. For local schooling this property falls within the catchment area for Christ Church CE(VC) Primary School and the Friary High School located off Eastern Avenue.

The property sits behind a block paved driveway providing off-road parking for one vehicle, with steps to a front panelled entrance door which opens into the welcoming hallway with high ceilings, wooden style flooring, doors off to the two reception rooms and carpeted stairs rising to the first floor.

The first of two generous reception rooms is the living room with a front facing window having plantation style shutters, a traditional cast-iron fireplace, wooden style flooring and a door to the entrance hallway.

The dining room has UPVC double glazed French doors opening out to the rear garden, wooden style flooring, and a traditional cast iron fireplace. A door opens to stairs down to the converted cellar which has a window to the front aspect, wooden style flooring, and spotlights to the ceiling.

The kitchen is fitted with a range of wall and base units with contrasting laminate wood effect worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, built in oven and hob with extractor above. There is a barn style door to the side aspect, window to the rear aspect and spotlights to the ceiling.

Upstairs, there are two generously sized double bedrooms, and a modern family bathroom comprising of a walk-in shower cubicle with rainfall shower, white panelled bath, low level WC and wash hand basin. There is a traditional style radiator, ceiling light point, tiled flooring, and an obscured window to the rear aspect.

Outside, to the rear of the property is a landscaped enclosed garden with both paved and decked patio seating areas.

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

Our Ref: JGA/17072026

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.







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.

AWAITING EPC MEDIA

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk



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