Burton Road

Streethay, Lichfield, WS13 8LX

John German ©

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£450,000

Laburnum Cottage is an impressive semi-detached country cottage located in Streethay, offered to the market with no onward chain.

John German

This attractive semi-detached cottage is a charming family home combining both character and original features with spacious rooms and a delightful private garden. The property is situated off Burton Road in Streethay, well positioned for easy access onto the A38, M6 and M42, as well as being only a few minutes' walk away to Lichfield Trent Valley Station, offering rail services to Crewe, Bromsgrove and London Euston. Lichfield city centre is home to the historic cathedral, scenic walks around Stowe Pool, plus a range of boutique shops, cosy cafes, and several bars and restaurants. For schooling, this property falls into the catchment area for St. Michael's CofE(C) Primary School and the highly regarded King Edward VI High School.

The entrance door opens into the cosy living room which features exposed beams to the ceiling and walls, log burning stove, carpeted flooring, windows to both the front and rear aspect, and a door to the hallway. Located off the hallway is a versatile small reception room ideal as a home office or study, a guest WC, a door the breakfast kitchen/diner, and stairs to the first floor landing. The spacious kitchen/diner has a range of matching wall and base units with fitted worksurfaces over, an inset Belfast sink, and space for a range style cooker. There is beautiful tiled flooring, exposed beams to the ceiling, patio doors out to the private garden and a door to the utility room.

Upstairs, there are three well proportioned bedrooms; two spacious double bedrooms, and one smaller single bedroom, all of which are serviced by the the family bathroom comprising of a shower enclosure, low level WC, wash hand basin, white panelled bath, exposed beam to the ceiling and a Velux skylight.

Outside, to the front of the home is off-road parking for two vehicles, with both a front door and side door providing access into the property. To the side and rear of the home are beautifully kept gardens, laid mainly to lawn but with a variety of plants, trees and shrubs.

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: Standard
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30072026
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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.

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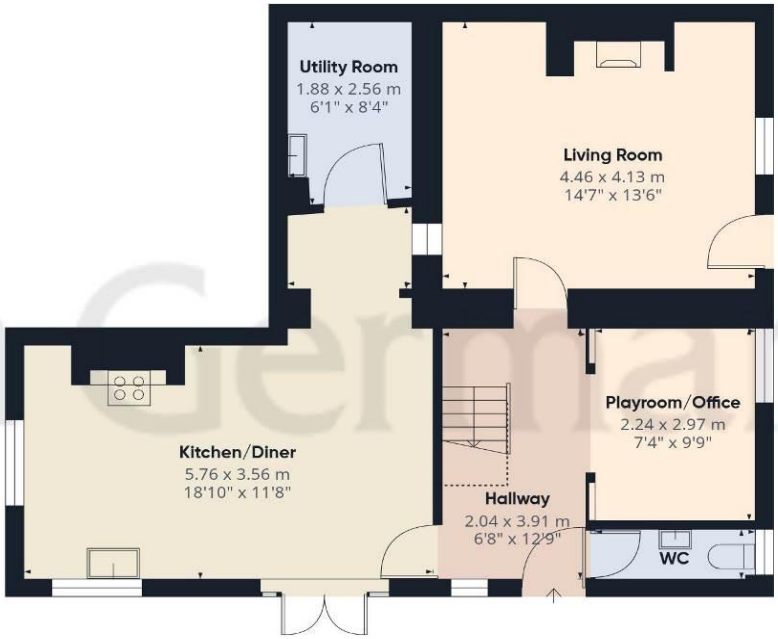
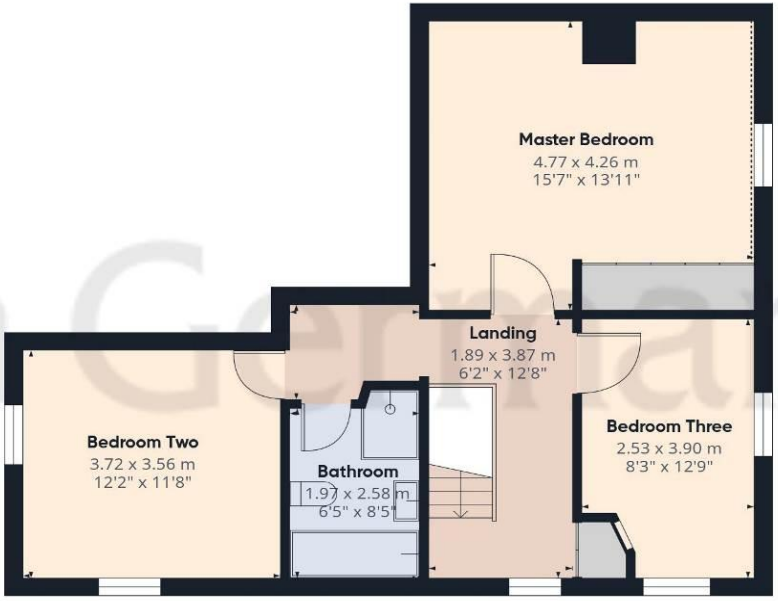


Ground Floor



Floor 1

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Approximate total area(1)

120.3 m²

1294 ft²

Reduced headroom

1.6 m²

17 ft²

(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.

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Agents' Notes

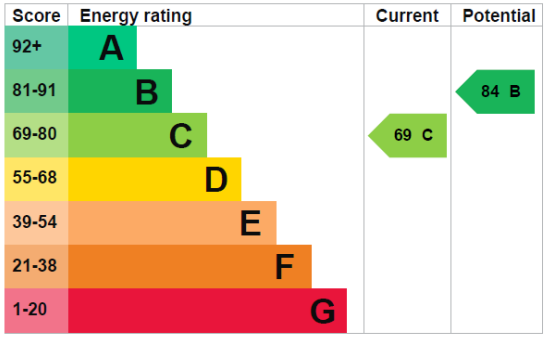
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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