



Lime Grove,
Lichfield, WS13 6ER

Offers in the Region Of £370,000

Welcome to Lime Grove, a stone's throw from Lichfield City centre and this superb, extended family home situated on a generous corner plot with ample gardens, driveway for two cars and a detached garage.

The property offers families spacious ground floor living accommodation, a large rear garden with space for entertaining, three bedrooms, a modern bathroom and further potential to extend and improve (subject to relevant planning consent).

Located in a quiet side street within proximity to shops, restaurants and amenities in the town this lovely property comprises of an entrance porch leading to a welcoming entrance hallway.

The stylish living room has space for a dining table and chairs and double doors open to an extended and beautifully presented breakfast kitchen.

Floods of light flow through the patio doors which lead out to a private rear garden.

A separate utility room has space for appliances and an American fridge/freezer and a side door leads out to the large side garden.

Upstairs there are two good sized double bedrooms, a single bedroom/home office and a refitted bathroom.

To the outside is a large, fully enclosed garden ideal for children to play, perfect for entertaining and outside dining and offering great potential for anyone looking to extend (subject to relevant planning consent).

A side gate leads to the driveway, suitable for parking two vehicles and a door from the garden leads into the garage and laundry room. This lovely property is perfectly positioned to take advantage of local schooling for all ages, two train stations nearby with regular links to Birmingham and beyond and a variety of local amenities in central Lichfield.

Call Paul Carr Lichfield to arrange an appointment to view!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Lichfield Council.

Services Connected: Water, Gas, Electric, Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800



Porch

Entrance Hall

Utility

2.82m (9'3") x 2.39m (7'10")

Lounge/Dining Room

6.93m (22'9") x 3.35m (11') max

Kitchen/Breakfast Room

4.88m (16') x 3.18m (10'5")

First Floor Landing

Bedroom 1

4.01m (13'2") x 3.35m (11')

Bedroom 2

3.35m (11') x 2.95m (9'8")

Bedroom 3

2.13m (7') x 1.83m (6')

Bathroom

**Detached Garage
& Laundry Room**



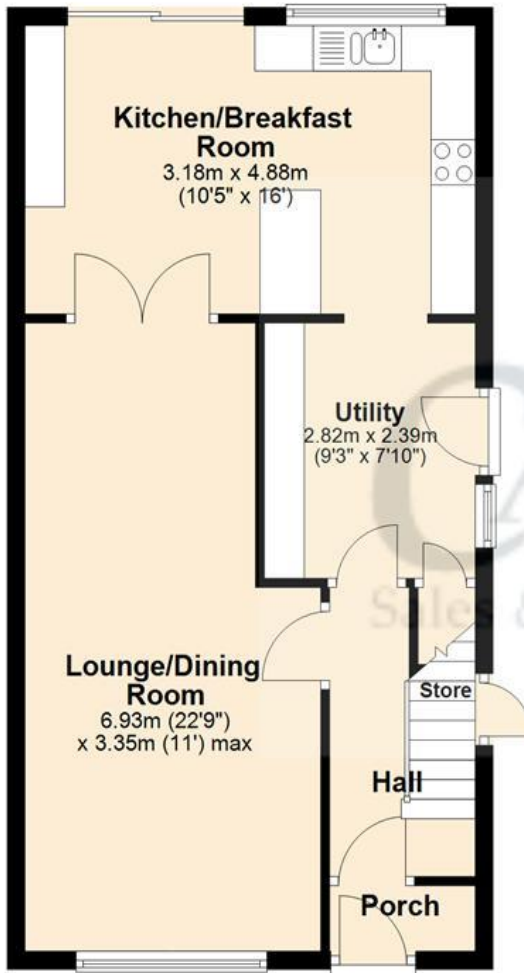


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

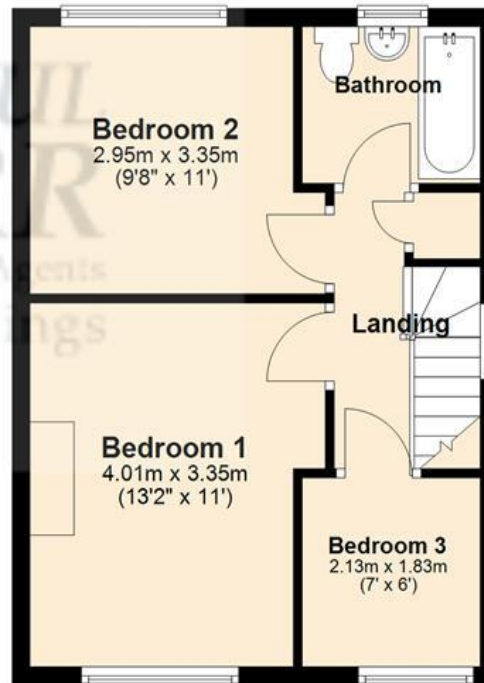
Ground Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.7 sq. feet)

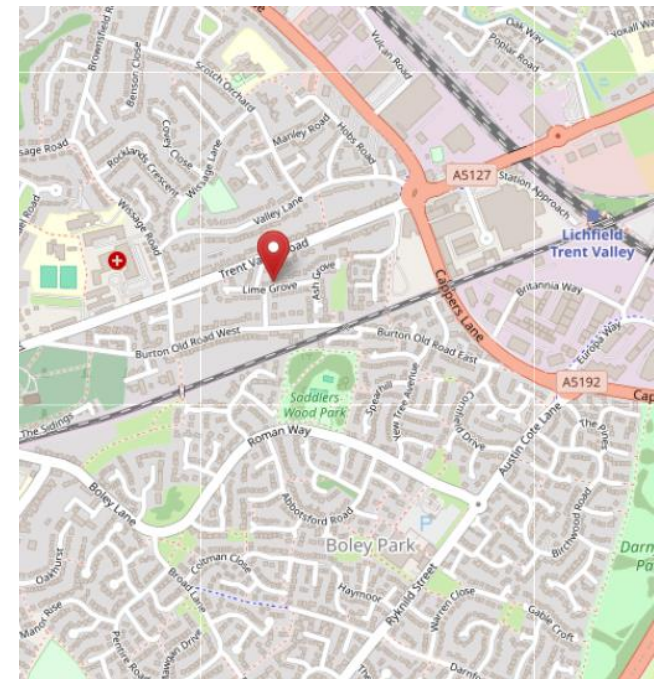


Total area: approx. 87.1 sq. metres (937.5 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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