

Cherry Orchard

Lichfield, WS14 9AN

John German





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£575,000

This Superbly Presented Four-Bedroom Detached Family Home sits proudly on a generous Corner Plot on Cherry Orchard in Lichfield being within Walking Distance of excellent local schools, the city centre and railway station.

This extremely well presented four-bedroom detached family home was built in 2013 and enjoys a delightful corner plot positioned on the corners of Cherry Orchard and Sturgeons Hill. The property makes a superb family home with its convenient location, being within a stone's throw from St. Michael's CofE(C) Primary School and for secondary education it falls into the catchment area for the highly regarded King Edwards VI High School. The home is ideally positioned being within easy walking distance of Both Lichfield City and Trent Valley Station and Lichfield's Historic City Centre home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. Beacon Park, Minster and Stowe Pools provide some lovely scenic walks.

Internally the property comprises of composite entrance front door opening into the porch with tiled flooring with underfloor heating, door into the cloakroom WC, and a UPVC door leading to the hallway. The guest cloakroom comprises of a white suite with a Villeroy and Boch" low level flush WC and hand wash basin, under floor heating, tiled flooring, inset ceiling spotlights and extractor fan. The welcoming reception hallway has a bespoke oak staircase leading to the first floor, tiled flooring with under floor heating, useful under stairs storage cupboard, inset ceiling spotlights and doors off to kitchen, utility and door to lounge. The impressive living room has a UPVC double glazed front bay window with fitted shutters, two UPVC double glazed windows to the side elevation, carpeted flooring with under floor heating, limestone fireplace with gas fire and double doors giving access through to the dining room. The dining room is the second of three reception rooms Having UPVC double glazed double French doors to the side elevation, UPVC double glazed window to the rear elevation, tiled flooring with under floor heating, tiled flooring and an opening leading into the snug having double glazed double French doors to rear elevation, tiled flooring with under floor heating, and square archway gives access through to the kitchen/diner. The impressive kitchen/diner has an extensive range of matching wall and base units with Silestone worksurfaces over, incorporating a one and a half bowl sink and drainer with mixer tap attachment, 4 ring 'Siemens' induction hob with stainless steel extractor hood above, integrated double 'Siemens' oven, integrated appliances to include fridge, freezer and dishwasher, tiled floor with under floor heating, inset ceiling spotlights, UPVC double glazed door to the conservatory and courtesy door giving access through to the hallway. The conservatory has a laminate flooring and French doors to the rear garden. Completing the ground floor is the utility room has fitted laminate work surface incorporating stainless steel sink top with mixer tap attachment, space and plumbing for washing machine and tumble dryer, under floor heating with tiled floor and courtesy door to the garage.

Upstairs on the first floor landing there is a UPVC double glazed side window, central heating radiator, ceiling hatch giving access to the roof space and doors off to all rooms. The spacious master bedroom has UPVC double glazed windows to the front and side aspects, ceiling spotlights, built in wardrobe with hanging rail, shelving and light point and door giving access through to the modern en-suite comprising of a fully tiled shower cubicle with mains shower over, low level flush WC, wash hand basin, full ceramic wall tiling, heated chrome towel radiator, tiled floor, inset ceiling spotlights and extractor fan. Bedroom two has UPVC double glazed windows to the rear and side elevations, central heating radiator and built in double wardrobe with hanging rail, shelving and automatic light. Bedroom three has UPVC double glazed windows to the rear and side elevations, central heating radiator and fitted double wardrobe with hanging rail, shelving and automatic light, and bedroom four has a UPVC double glazed window to the rear elevation, central heating radiator. The family bathroom comprises of a bath with tiled side panel and central mixer tap attachment, low level flush WC, wash hand basin, tiled shower cubicle with mains shower over, full ceramic wall tiling, ceramic tiled floor, heated chrome towel radiator, inset ceiling spotlights, extractor fan and UPVC double glazed front window.

Outside to the front of the property is a generous block-paved driveway providing ample off-road parking and access into the garage, having a remote controlled door to front, light and power points and wall mounted central heating boiler. To the rear of the home is a delightful landscaped garden laid mainly to lawn with patio seating area and well stocked borders with 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: Driveway and garage

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 E

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

Our Ref: JGA13102026

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.





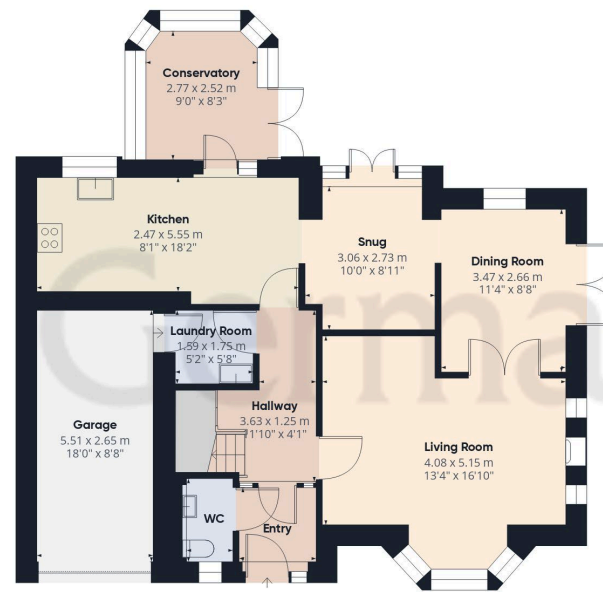
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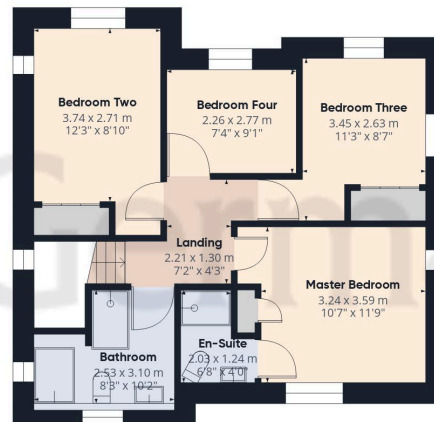


Ground Floor

Approximate total area⁽¹⁾

145.6 m²

1566 ft²



Floor 1

(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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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