

# Witley Drive

Lichfield, WS13 6FD

John German





John German ©

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£450,000

A spacious five-bedroom, three storey family home offering just under 1,600 square feet of accommodation situated within walking distance of Lichfield Trent Valley Station.

Located within Witley Drive is this generously proportioned five-bedroom, three storey family home offering just shy of 1600 square feet of accommodation, with well proportioned and generous room sizes ideal for the modern growing family. The home is situated only a very short walk from Lichfield Trent Valley station offering direct services to London Euston, ideal for those working in the capital. Lichfield's city centre is home to a range of boutique shops, cosy cafes, thriving markets, excellent schools and a fantastic selection of restaurants, bars and pubs. Nearby road links include the A38, A51 and M6 toll road.

A front facing entrance door opens to an entrance hall with a modern tiled flooring, carpeted stairs rising to the first floor landing and doors off into the guest WC, dining room, breakfast kitchen and a walk-in storage cupboard providing a useful area for coats and shoes. The guest WC comprises of tiled flooring and half tiled walls, low level WC, vanity unit with wash hand basin, and a front facing uPVC double glazed window. The dining room is a versatile second reception room with wooden style flooring, ceiling light point and a front facing bay window. The re-fitted breakfast kitchen has a beautiful tiled floor, spotlights to the ceiling and is fitted with an extensive range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, and a range of integrated kitchen appliances. A recess opens through to the utility room with matching kitchen units, worktops and tiled splashbacks, an inset stainless steel sink with drainer and mixer tap over, plus space and plumbing for a washing machine. There is a door to the useful understairs storage cupboard, and a door out to the rear garden.

A staircase leads up to the first-floor landing which is fitted with ceiling coving and a further staircase leads up to the second-floor accommodation. The inviting living room has two front facing windows and French style doors opening out to the Juliet balcony, wooden style flooring, and both wall and ceiling light points. There is a generously sized double bedroom with two rear facing windows, wooden style flooring, and a ceiling light point. The smallest of the five bedrooms is also located on the first floor and whilst it would be a lovely single bedroom, it would also create a perfect home office/study. Completing the first floor is the fully tiled shower room which is fitted with a white suite to include a low flush WC, wash hand basin and shower enclosure, with tile effect flooring, radiator, extractor fan and a rear facing window.

A staircase leads up to a second-floor landing where there are three further double bedrooms and the family bathroom, all three bedrooms are of generous proportions and the master bedroom benefits from its own en-suite shower room. The family bathroom comprises of a low flush WC, vanity unit with wash hand basin, a white panelled bath with mains shower over, tile effect flooring, radiator, extractor fan and rear facing window.

Outside, the property has a tarmac driveway sitting in front of the garage, as well as a space beneath a carport. To the rear of the home is an enclosed garden with a large paved patio seating area perfect for summer entertaining, and a lawn with a variety of plants and shrubs. There is also a pedestrian door into the side of the garage, which has power and lighting.

**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, carport & garage

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and 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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11052026



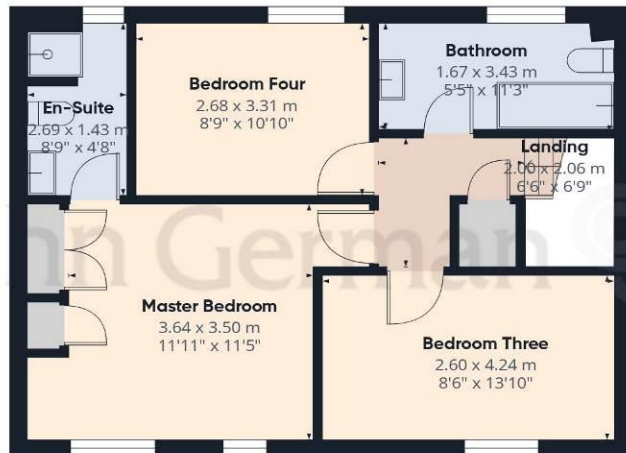




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

147.1 m<sup>2</sup>

1582 ft<sup>2</sup>

(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.

GIRAFFE 360



## 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.

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.

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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