

Mallicot Close
Lichfield, WS13 6DG



A very nice and practical home in a top residential location offering further scope to modernise and available with early vacant possession and no upward chain.

Auction Guide Price £225,000

FOR SALE BY AUCTION 26/3/26

John German 

This modern semi detached house is set in a very popular residential area close to Lichfield's historic city centre which boasts a range of boutique shops, a Michelin star restaurant, cosy cafés, markets, pubs and bars. There are two railway stations in Lichfield providing services to Bromsgrove, Birmingham, London Euston, and many more destinations. Nearby road links include the A51, A38 and M6 Toll Road.

An enclosed front porch has sliding PVC door and a further PVC door gives access to the entrance hall which has a cloaks cupboard and stairs off. The lounge has a fireplace and patio doors in turn giving access to a PVC double glazed conservatory which has French doors to the garden and a decking patio.

The kitchen/diner has a range of base, drawer and wall units, roll edge work surfaces with a composite sink and mixer tap, tiled splash back, slot in electric cooker with extractor hood over, appliance spaces, plumbing for an automatic washing machine and a tiled floor. A side door leads to an enclosed passage which in turn has doors to both the front and rear. Off the kitchen is a cloakroom with WC and wash basin plus an internal door into a useful storage area which was the former garage.

The first floor landing has loft access and a cloakroom/WC together with an adjacent bathroom which is equipped with a bath in tiled surrounds, wash basin and a shower in glazed enclosure, tiled surrounds and the airing cupboard. There are three bedrooms, two good doubles and a generous third.

The property is set back beyond a broad block paved driveway providing ample off road parking for two vehicles. A side passage with door leads to the enclosed rear garden which is a generous size and maturely laid out with extensive paving, lawns, trees, shrubs and patio areas.

Notes: There are leased solar panels with A Shade Greener. The lease arrangements will be transferred to the new purchaser.

There is no mains gas.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected

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/25072025

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.

Costs

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

General

Note

Please be advised that the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.



Ground Floor

Approximate total area¹

1098 ft²
101.9 m²

Reduced headroom

10 ft²
0.9 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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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 Burton upon Trent | Derby | East Leake | Lichfield
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