

# Bloomfield Crescent

Lichfield, WS13 7JL




John German 



A modern mid-terraced family home offering a spacious and modern interior located within the cathedral city of Lichfield.

Offers over £260,000



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This well presented three-bedroom family home is located on Bloomfield Crescent, a popular cul-de-sac within the cathedral city of Lichfield.

Lichfield is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars, and pubs. For commuters, Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road.

This family home comprises of an entrance hallway with carpeted stairs rising to the first-floor landing and doors off into the spacious lounge/diner and kitchen.

The spacious lounge/diner has carpeted flooring, two ceiling light points, UPVC double glazed window to the rear aspect, bi-folding doors opening into the orangery and a door leading into the kitchen.

The orangery has a beautiful wooden effect flooring, roof lantern, spotlights to the ceiling and French doors opening out to the rear garden. The modern kitchen is fitted with an extensive range of grey wall and base units with fitted work surfaces over, a range of integrated kitchen appliances and useful pantry cupboard.

Upstairs there are three well-proportioned bedrooms, the larger two have fitted wardrobes and bedroom three acts as a spacious single room and a modern family bathroom.

Outside to the front of the property is a large block-paved driveway providing ample off-road parking, to the rear of the property is a landscaped garden.

**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. There are solar panels present that are leased.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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/>

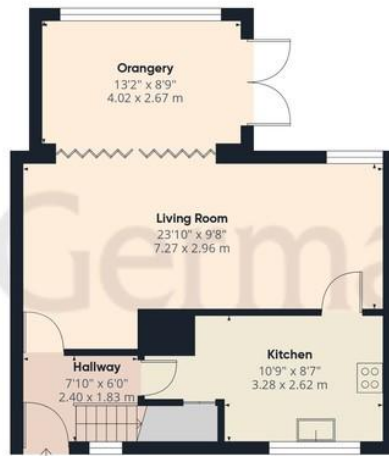
**Local Authority/Tax Band:** Lichfield District Council / Tax Band B

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

**Our Ref:** JGA17022026

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Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**  
954 ft<sup>2</sup>  
88.6 m<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.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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