

Chadswell Heights

Lichfield, WS13 6BH



This well presented and extended semi detached family home boasts a delightful rear garden, situated in a popular residential location within Lichfield.

Offers Over £280,000



John German 

This three-bedroom semi-detached family home is situated on Chadswell Heights, a popular and conveniently situated location within Lichfield. 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. 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. For local schooling this property falls into the catchment area for Charnwood Primary School and for secondary education its Nether Stowe School.

Internally the property comprises; A composite entrance door opens into the welcoming hallway with carpeted flooring and stairs rising to the first floor landing. Double doors open into the living room that has a uPVC double glazed window to the front aspect, laminate wooden effect flooring, feature electric fire, ceiling light point, useful understairs storage cupboard and double doors opening into the dining room. The dining room is a light and inviting room with access into the guest WC, and a door opening into the breakfast kitchen with a range of modern white wall and base units with contrasting laminate wooden style worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, windows to the side and rear aspect, and a door to the side aspect.

Upstairs there are three bedrooms, two generous doubles and one smaller single bedroom all of which are serviced by the modern family shower room.

Outside to the front of the home is a driveway providing off-road parking for two vehicles and a lawned front garden. To the rear of the home is a landscaped garden complete with three decking areas, patio seating area, decorative block-paved pathway, garden shed and a lawn.

The property benefits from solar panels on both sides of the roof giving all day power, yielding around £600+ from the feed in tariff, without the savings made on domestic use.

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.

The small rear extension built around 35 years ago to the rear of the property has been built without planning permission.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: ADSL copper wire

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/01052026

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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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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