

# Giffords Croft

Lichfield, WS13 7HG

John   
German









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£425,000

A superbly extended semi-detached family home nestled within a highly desirable residential area of Lichfield, boasting three double bedrooms and a superb open plan kitchen/dining/living area with log burning stove.





This traditional semi-detached family home is situated on Giffords Croft in Lichfield, a popular residential location ideally situated within less than a mile from the beautiful Beacon Park and Lichfield city centre, boasting a range of boutique shops, cosy cafes, markets, pubs, and a vast array of restaurants. The nearby road links include the A38, A5 and M6 Toll road. Lichfield has two rail stations - Lichfield City station and Lichfield Trent Valley offering services to London Euston, Birmingham and many more.

Internally, the property comprises of an enclosed storm porch giving sheltered access to the reception hall with carpeted stairs rising to first floor, a cloaks storage cupboard, engineered oak flooring, a modern fitted guest cloakroom, and a utility room featuring base and wall units to match the kitchen, with worktop and inset stainless steel sink, plus side door.

Also leading off the hall is a front facing sitting room with rounded bay window and an appealing traditional aura. The heart of the home is the impressive open plan kitchen/dining/living area which has access to and views of the rear garden, with engineered oak flooring throughout, a cosy log burning stove, and can be furniture-arranged in a multitude of ways to suit individual needs. The fitted kitchen area is generous in size and attractively finished with a white range of base, wall and drawer units, contrasting worktops, stainless steel sink, built-in double oven, induction hob, extractor hood, dishwasher, and space for an American style fridge/freezer.

No less impressive is an extended first floor room plan that includes three double bedrooms, the master with two front facing windows, the second with a range of fitted wardrobes and the third enjoying a lovely rear garden view. All of these impressive bedrooms are accessed via a central landing with ladder access to the spacious and boarded loft, a modern white fitted shower room, and an impressively spacious family bathroom with a contemporary white and chrome suite to include a shaped bath with shower over, WC, wash hand basin and large storage cupboard.

Outside, to the front is a garage with double opening doors to the front, additional side door, light and power. There is a good-sized block paved driveway with gravel front border and a gated side entrance, giving access to a landscaped rear garden with full width patio and seating area, shaped lawn, fenced boundaries, stocked shrubbery and perennial borders.

**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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband 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 E

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

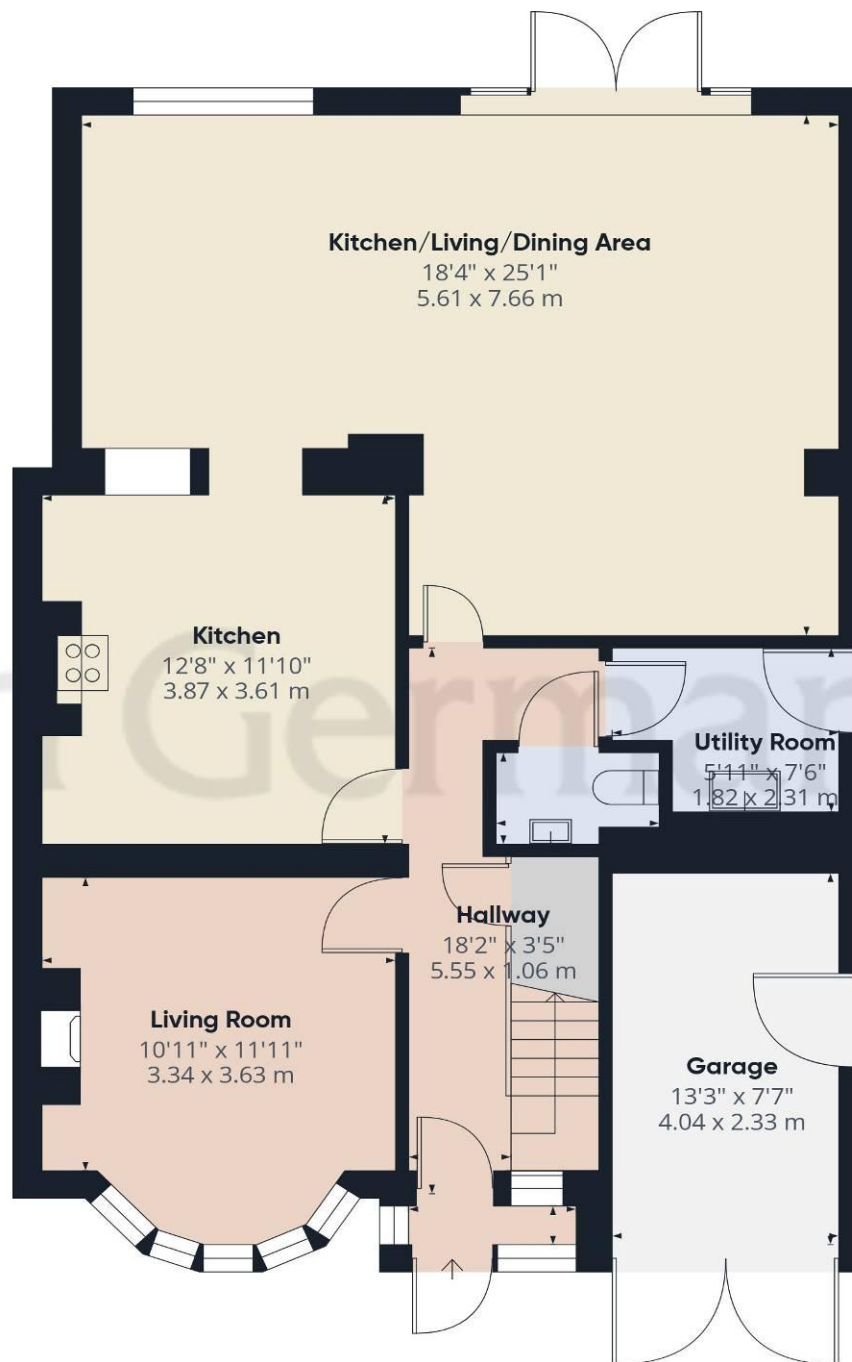
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/07012026









Ground Floor

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

973 ft<sup>2</sup>

90.4 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.

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## Agents' Notes

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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.

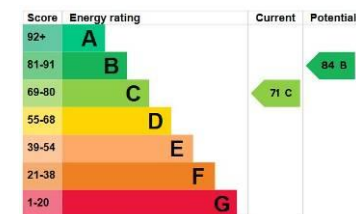
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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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**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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