

# Spring Lane

Whittington, Lichfield, WS14 9NA

John German





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Offers Over £375,000

An impressive and largely improved semi-detached family home backing onto the Coventry canal situated in the highly popular village of Whittington.



An exciting opportunity to purchase this attractive three-bedroom semi-detached family home located on Spring Lane in Whittington with the rare benefit of backing directly on to Coventry Canal and all the benefits 'canal side living' brings. Whittington has always been a sought-after village, semi-rural but very conveniently placed all the same for nearby Lichfield and Tamworth. The village still retains amenities including a Co-op store and other retailers, two village pubs, primary schooling, a village hall and St. Giles Church. For local schooling, this property falls into the catchment area for Whittington Primary and Nursery School situated on Common Lane in Whittington and for secondary education its King Edward VI School in Lichfield. The nearby cathedral city of Lichfield 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.

Internally the property comprises; A composite entrance door opens into the welcoming hallway with wooden style flooring, spotlights to the ceiling, carpeted stairs rising to the first-floor landing plus oak veneered doors leading off to the garage store, downstairs shower room, living room, understairs storage cupboard. The former garage has been converted to offer a storage area accessible from either the inner hallway or at the front of the property via an electric roller door, having power, lighting and various storage space.

The modern ground floor shower room comprises a walk in double shower unit with electric shower, low level WC, wash hand basin with tiled splashback, chrome style heated towel rail and spotlights to the ceiling.

The light and inviting living room has wooden style flooring, feature electric fireplace, both wall and ceiling light points, and an opening into the dining room with uPVC double glazed sliding doors opening into the conservatory and a door opening into the kitchen. The re-fitted kitchen has a range of matching high gloss wall and base units with fitted worksurfaces over and glass splashbacks, undercabinet lighting and a variety of integrated kitchen appliances. There are spotlights to the ceiling along with a window and door to the rear aspect opening out to the garden.

Upstairs there are three well-proportioned bedrooms, two generous doubles both with fitted wardrobes and one smaller single bedroom that are all serviced by the re-fitted modern family bathroom comprising of a bath with shower over, low level WC, wash hand basin with a fitted vanity unit, spotlights to the ceiling and a large obscured uPVC double glazed window to the rear aspect.

Outside to the front of the property is a good sized driveway giving access into the garage store having an electric roller door. To the rear of the property is the most amazing garden laid mainly to lawn, with a paved patio seating area providing a lovely space for entertaining family and friends. Towards the end of the garden are the most amazing views over the Coventry canal with a gate opening out to a decked seating area providing a perfect space to relax and unwind whilst overlooking the canal.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 C

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

**Our Ref:** JGA/250326







Ground Floor

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

1056 ft<sup>2</sup>

98.2 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>



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.

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#### Agents' Notes

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#### 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		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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