

# Walsall Road

Pipehill, Lichfield, WS13 8JS



A delightful Victorian terraced home built in 1878 having been renovated and presented to a contemporary style offered to the market with no onward chain.

Offers Over £240,000



John German 

This delightful and recently renovated Victorian terrace built in 1878 has been renovated by the current owners to create a well-presented family home located on the semi-rural outskirts of Lichfield, offering delightful countryside views to the front of the property. The city centre offers a range of amenities including boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road. For local schooling this property falls within the catchment area for Christchurch C of E Primary School and for secondary, it is the Friary High School off Eastern Avenue.

This welcoming family home includes a superb living room with feature electric fireplace and over beam, UPVC double glazed window to the front aspect and an oak veneered door opening into the second impressive living room with feature cast iron log burner on a raised hearth recessed into chimney breast (Not currently completely installed) From here there is open access to the re-fitted modern kitchen and behind this a fully fitted family bathroom.

Upstairs there is an L shaped landing accessing the three well-proportioned bedrooms.

Outside there is a lovely rear garden with long lawn, flagged pathway leading to an outdoor al fresco entertaining area with flagged patio, timber pergola and garden room summerhouse /as well as rear access to the communal parking area based currently on a first come first serve basis.

**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:** Communal

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Mains gas

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

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

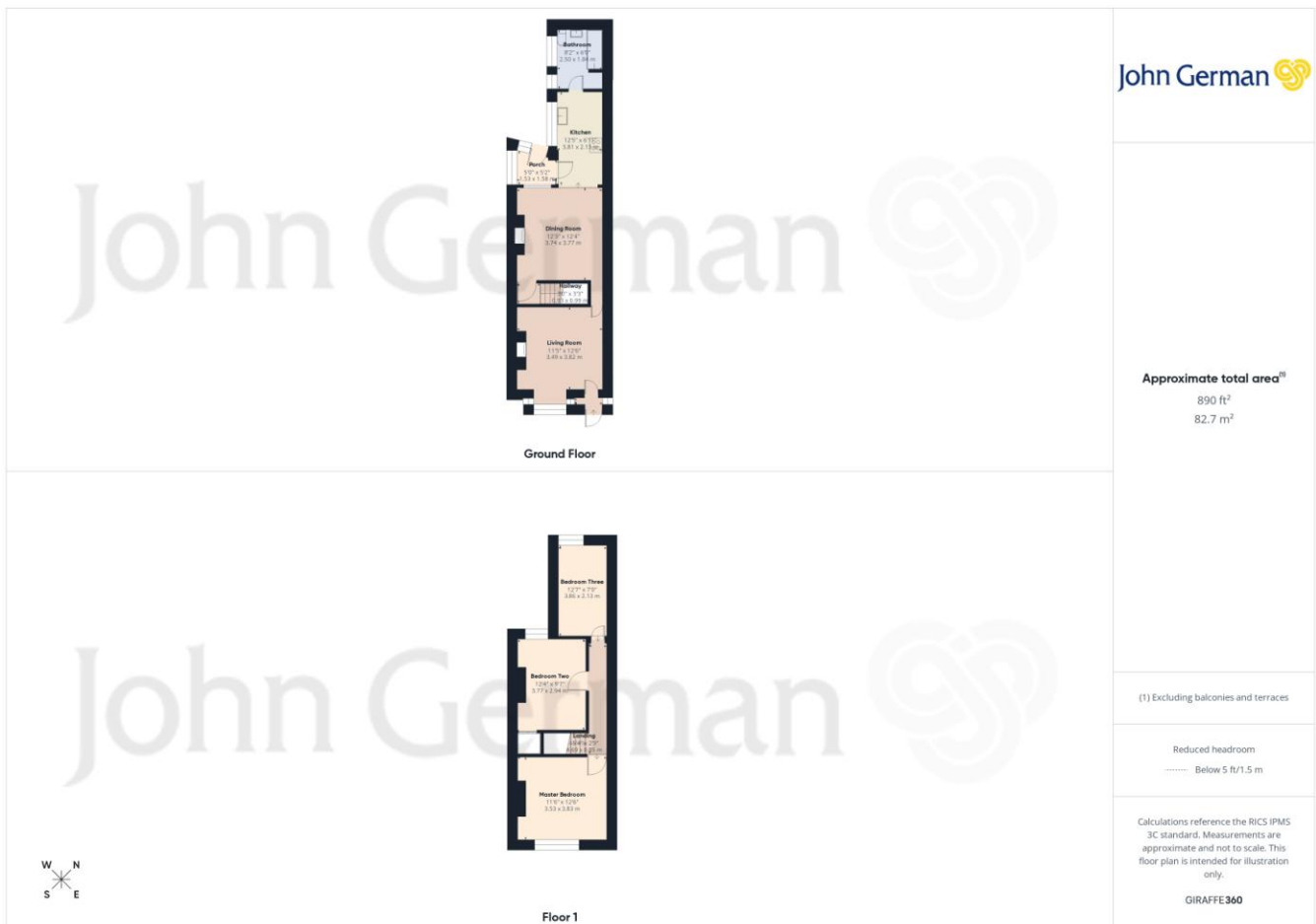
**Local Authority/Tax Band:** Lichfield District Council / Tax Band C

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

**Our Ref:** JGA03122025

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



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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.

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 Loughborough | Stafford | Uttoxeter

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