St. Helens Road

Lichfield, WS13 7RG







An attractive link-detached family home nestled in a quiet cul-de-sac within the cathedral city of Lichfield.

£315,000

John German are delighted to offer to the market this well presented link-detached family home located in a quiet cul-de-sac in a popular residential area of Lichfield. The city centre is home to a range of independent shops, bars, restaurants, pubs, and the Garrick Theatre. For commuters, Lichfield has two train stations - Lichfield City and Lichfield Trent Valley that offer services to London, Birmingham and much more. Nearby road links include the A38 and M6 motorway, and for families' local schools include Willows Primary Academy which was rated Outstanding in its latest Ofsted report and for secondary education it's the Nether Stowe secondary school.

Internally the property comprises of side entrance composite door opening into the welcoming hallway with laminate wooden effect flooring, and doors off into the useful understairs storage cupboard, living room, dining room and kitchen. To the front of the property is the spacious lounge with carpeted flooring, uPVC double glazed bay window to the front aspect and two ceiling light points.

The second versatile reception room is currently being used as a dining room and has a uPVC double glazed bay window to the side aspect, glazed sliding doors leading out to the rear garden, laminate wooden effect flooring and carpeted stairs rising to the first floor landing.

The modern breakfast kitchen is fitted with a modern range of matching wall and base units with a variety of kitchen appliances and an opening leading into the useful utility room with space and plumbing for a washing machine and tumble dryer, window to the rear aspect, door leading out to the garden and an internal door leading into the garage.

Upstairs there are three bedrooms, two generous double bedrooms and one smaller single bedroom ideal as a home office or study all of which are serviced by the modern family bathroom.

Outside to the front of the property is a large block-paved driveway providing ample off-road parking for various vehicles and a lawned front garden and access into the garage with up and over door. To the rear of the property is an enclosed rear garden with paved patio seating area, lawned garden and garden shed.

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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk
Our Ref: JGA/03042025

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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.







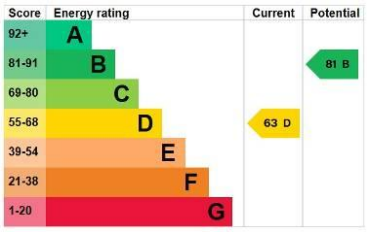












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Agents' Notes

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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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