Dimbles Hill

Lichfield, WS13 7NH

John German

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Dimbles Hill

Lichfield, WS13 7NH

£290,000

A traditional three bedroom semi-detached family home with large private rear and front gardens, located in a popular residential location within Lichfield. Offered to the market with no onward chain.

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Offered to the market with no onward chain is this traditional three-bedroom semi-detached family home enjoying an elevated position on Dimbles Hill in Lichfield, a popular residential location just a short walk to Stowe Pool and into the city centre with its historic cathedral. Lichfield has a wide range of amenities including a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters, nearby road links include the A5, A38 and M6 toll road and Lichfield is home to two train stations including Lichfield City and Trent Valley Station, from which there are services to Bromsgrove, Birmingham, London Euston along with many more destinations. For local schooling, this property falls into the catchment area for Willows Primary Academy.

Internally, the home comprises of an entrance porch with a front door opening into the wide reception hallway where there are doors off to the guest WC, kitchen, living room, useful understairs storage, and carpeted stairs rising to the first floor landing. The spacious living room features a traditional pine fire surround, window to the front aspect, carpeted flooring, two ceiling light points, and glazed sliding doors opening into the conservatory. The kitchen has a range of matching wall and base units with contrasting laminate worksurfaces, tiled splashbacks and a built-in electric double oven and gas hob with extractor over. There is also a window and door to the rear aspect overlooking the rear garden.

Upstairs there are three well-proportioned bedrooms, two generous doubles and one smaller single bedroom ideal as a home office or study, along with a modern fully fitted family bathroom.

Outside, to the front is a lawned garden and a two/three car driveway with access into the garage. To the rear of the home is an enclosed south facing garden laid mainly to lawn with a variety of plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/03082026
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.
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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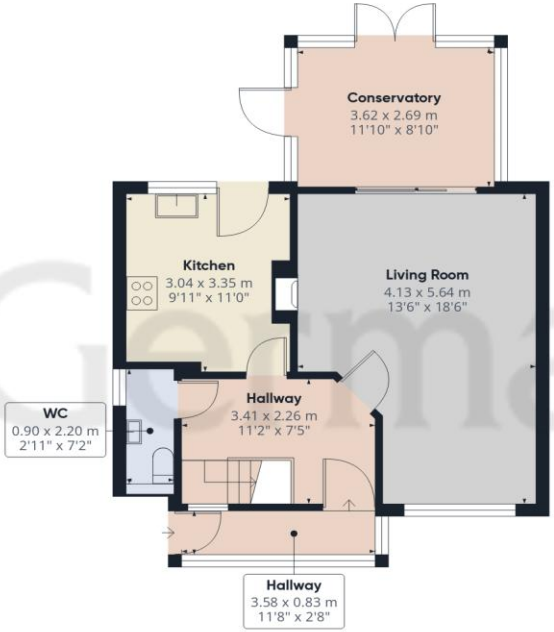
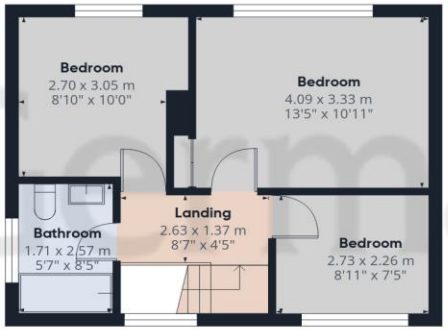


Ground Floor



Floor 1

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Approximate total area(1)

91.7 m²

988 ft²

(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

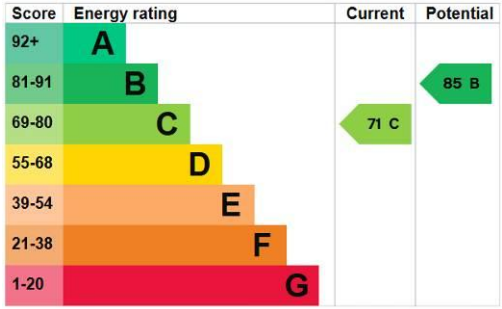
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

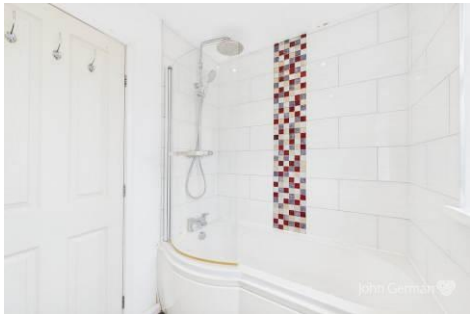
Referral Fees

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.





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