

Walsall Road

Pipehill, Lichfield, Staffordshire, WS13 8JW



A rare opportunity to acquire this traditional property that requires complete refurbishment, occupying an extensive plot on the outskirts of the Cathedral City of Lichfield.

£395,000



John German 

Step inside the reception hall off which leads a sitting room with an open fireplace, a separate bay windowed dining room and a kitchen.

On the first floor there are three bedrooms served by a bathroom currently with a freestanding bath, wash basin and WC.

The property stands back from the road beyond a drive. The extensive plot extends to both sides of the property and around to the rear elevation.

Notes:

There is a Wayleave Agreement with Western Power.

There is Japanese knotwood at the neighbouring property which is undergoing a treatment plan.

Please take care when visiting the property as there are trip hazards within the garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

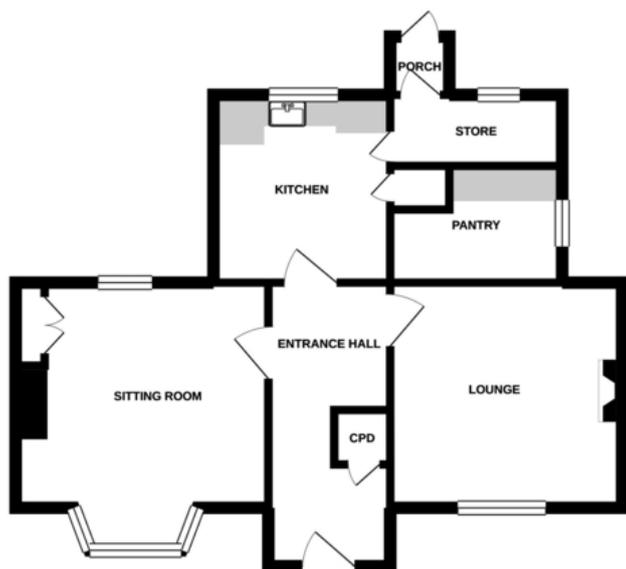
Services: Mains water and electricity. No mains gas or drainage. Drainage is to a septic tank which may not comply with current regulations. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.lichfielddc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01072021

Local Authority/Tax Band: Lichfield District Council / Tax Band E

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52	E
21-38	F		
1-20	G	1	G



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Agents' Notes
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