

# Lichfield Road

Burntwood, Staffordshire, WS7 0HQ



An excellent opportunity for those seeking a project! This traditional house requires refurbishment with lots of scope and potential to make it a lovely home.

£200,000

John German

The property is situated in a very popular and established area of Burntwood, convenient for its surrounding amenities and nearby road networks leading to many Midlands centres including the Cathedral City of Lichfield, approximately 5 miles away.

Step inside the reception hall where stairs rise to the first floor and on your left is a well-proportioned lounge with a front facing window and a traditional fire surround. Double doors open to a semi-open plan dining area that has double French style doors out to the garden and a wide opening to the kitchen currently with a wide range of cream units and contrasting worktops. There is also an outer door leading into an enclosed walkway giving access to the rear garden and the garage/store.

On the first floor are two bedrooms and a shower room.

Outside, to the front is driveway parking and access to the garage/store which provides an excellent store. There is also a rear garden.

**We would like to draw your attention to the agents notes below:**

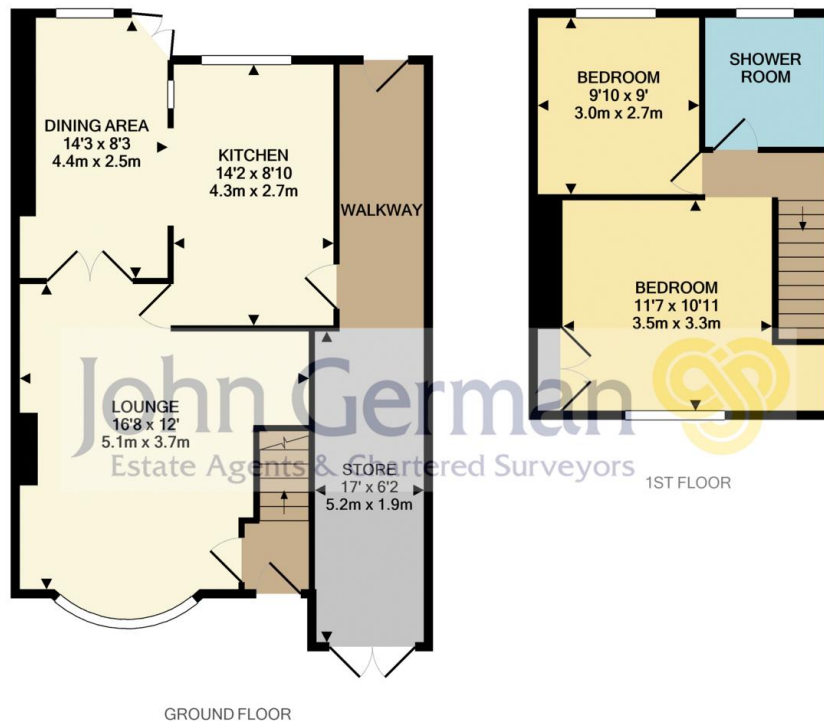
- The electric is switched off due to some exposed wires and the trip switch has been activated.
- The boiler is not in working condition.
- There is not a banister to the stairs, please take care when ascending and descending.
- There are some missing sections of floorboards in one of the bedrooms.
- The garden is relatively overgrown and there is a hidden drop from one level to another.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/15122021



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**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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