

# Friary Gardens

Lichfield, Staffordshire, WS13 6QU

John German









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**Guide Price £830,000**

**Outstanding detached family home with superbly extended living accommodation and spacious self-contained flat within a private drive location. Highlights include 5 bedrooms, en-suite to master, superb kitchen, utility, 27' lounge, dining room, games room, family bathroom and study. Flat Annexe includes 25' living area, fitted kitchen, double garage, plus lovely wide and established gardens.**



An outstanding, detached house which provides exceptionally spacious and flexibly planned family accommodation. In addition, there is the considerable benefit of a self-contained first floor annex flat above the garage. The property is situated in a great location, within a lovely walk of the City Centre of Lichfield.

### **Accommodation**

Off the ground floor, a spacious reception hall leads to the large L-shaped lounge and dining area which has a feature inglenook fireplace and tall picture framing windows.

Doors open from the sitting area to a large garden/party room having characterful, exposed brick walls and large sliding doors leading out.

The kitchen is attractively appointed, having a comprehensive range of cream fitted units and a matching central island with worksurfaces over. Access is given to a separate utility and WC, whilst French double doors lead out onto the rear gardens

Also, to the ground floor is an additional bedroom/office which has the added benefit of a contemporary wet room facility.

To the first floor, there are five excellent bedrooms, with the principal bedroom having spotlights to the ceiling, sliding mirrored wardrobes and en-suite facilities. The contemporary, tiled family bathroom has a fitted suite comprising bath, shower, wash basin and WC.

Externally, the integral double garage offers separate access via stairs leading to the first-floor annex flat which boasts a living, dining kitchen, two further bedrooms, plus a bathroom.

Outside to the front, there are spacious garden areas together with an excellent sized driveway providing parking for numerous vehicles, in addition to attractive, mature gardens to the rear.

The property is situated off a shared private drive, set within a great location of the vibrant and thriving city centre of Lichfield, enjoying classy restaurants, bars, and shops. Lichfield also has the benefit of a city centre rail line which provides excellent services to Birmingham and Sutton Coldfield. The Trent Valley Station provides direct links to destinations such as London Euston, taking approximately only 1 hour 20 minutes. The M6 toll provides direct access into the national motorway network.

**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.lichfielddc.gov.uk/planning](http://www.lichfielddc.gov.uk/planning)

**Our Ref:** JGA/28042022

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













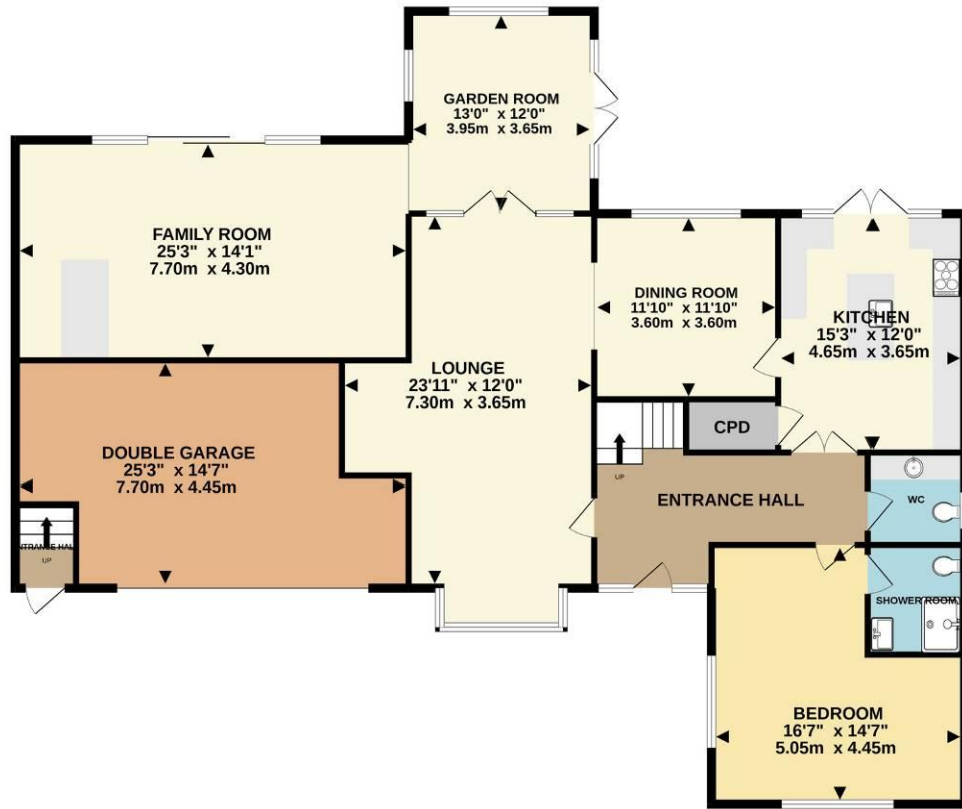








## GROUND FLOOR



## 1ST FLOOR



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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# 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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