

Grange Lane

Lichfield, Staffs, WS13 7EE



John German are delighted to offer to the market this extended three bedroom semi-detached home, situated within a popular location in the cathedral city of Lichfield.

Offers over £315,000



John German

Set back from the road and occupying a delightful position on Grange Lane in Lichfield is this well presented and spacious semi-detached home which has been extended to the ground floor creating versatile accommodation with the added potential of a fourth bedroom downstairs if needed.

Internally the property comprises a welcoming entrance hallway with doors off into the guest bedroom, laundry, dining room, living room, kitchen and stairs rise to the first-floor landing.

The first of two spacious reception rooms is the beautiful dining room with Kamdean flooring, two ceiling light points, uPVC double glazed window to the rear aspect and French doors to the side opening out onto the patio seating area.

The light and inviting living room has carpeting flooring, wall light points, uPVC double glazed window and uPVC double glazed sliding door to the rear aspect opening out onto the patio seating area.

The kitchen is fitted with a range of wall and base units with roll top work surfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, space for cooker, tiled flooring, ceiling light point and uPVC double glazed window to the front aspect.

Upstairs there are three bedrooms, two doubles and one smaller single with the impressive master bedroom having two uPVC double glazed windows to the rear aspect overlooking the garden, ceiling light point, carpeting flooring and a range of fitted wardrobes.

Completing the property is a family bathroom which comprises laminate wooden effect flooring, bath with mains shower over, WC, wash hand basin and an obscured uPVC double glazed window to the side aspect.

The real wow factor of this home is the beautifully kept gardens. To the front of the property is a driveway providing off road parking for three to four vehicles and a access into the garage with up and over door and there is a large front garden with a variety of shrubs, trees and plants.

To the rear of the property is the beautifully kept fully enclosed garden with well stocked borders with a fantastic selection of plants, trees and shrubs, lawned garden area and patio seating area perfect for summer entertaining.

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.lichfielddc.gov.uk

Our Ref: JGA/28092022

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents' Notes

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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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