

Longbridge Road

Lichfield, WS14 9EL

John German





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Lichfield, WS14 9EL

£475,000

This extended detached family home occupies a delightful south Lichfield position on one of the city's most sought-after locations. Viewing is highly recommended.



This spacious detached family home sits within the delightful plot off Longbridge Road in the cathedral city of Lichfield which is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. For commuters, nearby road links include the A38, A5 and M6 toll road and Lichfield is home to two railway stations, from which are services to destinations such as Birmingham, London Euston and many more.

Outside to the front of the property is a blocked paved driveway providing off road parking for several vehicles and access into the garage.

To the rear of the property is a delightful, enclosed garden with an abundance of trees, plants and shrubs, along with a well-kept lawned garden, two pools, greenhouse and garden shed.

Internally the property comprises in brief, entrance porch with door opening into the hallway with stairs rising to the first-floor landing, guest WC and a spacious lounge/diner with a gas fire, window to the front aspect and glazed sliding doors to the rear, opening into the fantastic garden room which in hand has access out into the rear garden.

The kitchen is fitted with a range of matching wall and base units and has space for several freestanding appliances. From the kitchen there is access into the separate dining room with glazed sliding doors out to the rear garden.

Upstairs, there are four well-proportioned bedrooms, all with fitted wardrobes along with two family bathrooms and a separate WC and in addition to this, stairs lead up to a further loft space.

We expect interest levels to be high, given this property's location, size and potential.

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

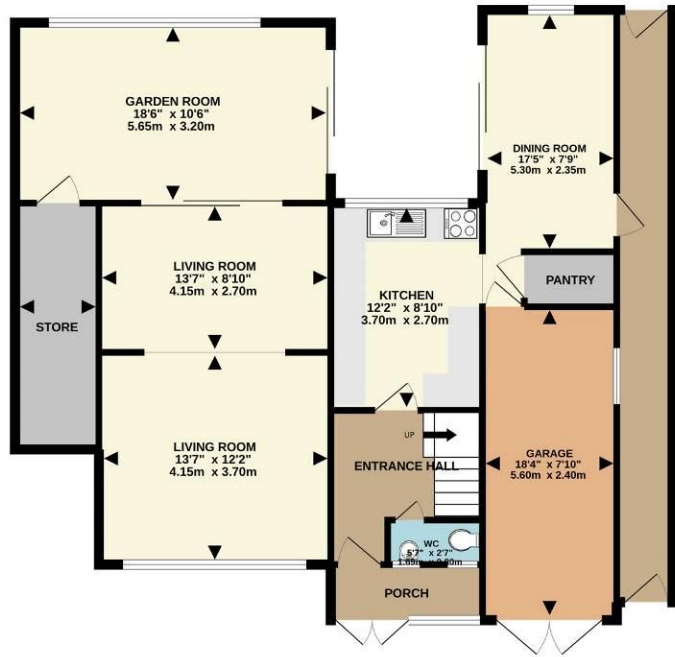
Our Ref: JGA/21102022

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

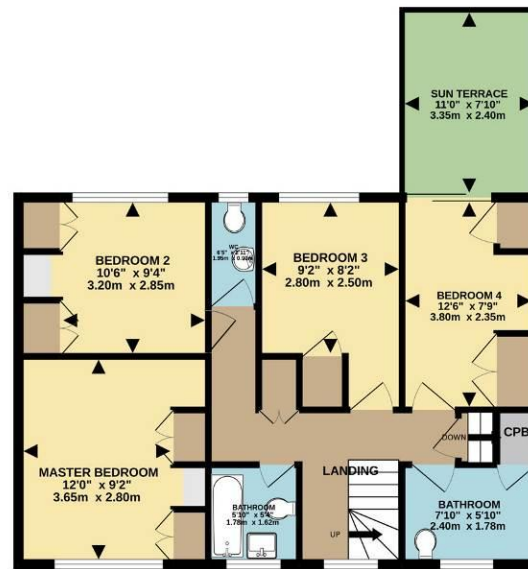




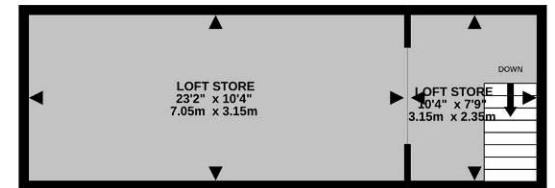
GROUND FLOOR



1ST FLOOR



2ND 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		78 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
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