

Walsall Road

Lichfield, WS13 8AD

John 
German





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£500,000

This spacious detached family home offers five bedrooms, three reception rooms, three bath/shower rooms and is situated in the catchment area of Christchurch Primary School and Priory Secondary School.



Situated on Walsall Road in the cathedral city of Lichfield, the property is only a few minutes' walk away from the city centre which offers a range of boutique shops, cosy cafes, busy markets and an abundance of pubs and restaurants. Lichfield is also a popular location for commuters as it benefits from Lichfield City and Lichfield Trent Valley stations, both providing intercity services to Birmingham, Manchester, London and much more. There are further nearby road links from the A38, M6 and M6 toll road providing access onto the national motorway network. For families, having a good choice of local schools is often high on their priority list, and this property does not disappoint, having the well-regarded Christchurch Primary School located just 0.3 miles away and Priory School 0.6 miles away.

This spacious detached family home has a door into the entrance hall with tiled flooring and a door into the ground floor shower room which has a walk-in shower, wash basin, low level WC and a window to the rear. From the entrance hall a door leads into the living room with exposed brick fireplace, stairs rising to the first floor, windows to the side and rear aspects and a set of French doors out onto the rear garden. From the living room open access leads to the dining room which is again light and spacious with windows to both side and rear aspects. A door leads into the study/home office which has wooden clad walls, a window to the rear providing views over the garden and further windows to the side elevation with a door out to the garden.

Leading off the dining room is a door into the newly installed kitchen which is fitted with a range of matching white gloss wall and base units with a stainless-steel sink with drainer and several integrated appliances. Also, within the kitchen there are two storage cupboards, one of which houses the gas warm air heating system and the other great for storage. From the kitchen, a door leads into the useful utility room with the same newly installed white gloss wall and base units, stainless steel sink with drainer, space and plumbing for a washing machine, window and a store cupboard which is currently being used as a pantry. There is a door that leads out to the rear garden and another door gives access to the garage where a further door leads out to the front driveway.

Upstairs there are four double bedrooms, three of which have built-in wardrobes, and an additional fifth bedroom which is a fair sized single. Also off the landing is a store cupboard, a shower room with WC and the family bathroom which has a panelled bath, wash hand basin and a window.

Outside to the rear is a beautifully presented south facing garden with a pond, patio seating area, decked area and a large lawn with a variety of plants, trees and shrubs. To the front of the property is a large driveway with parking for four to five vehicles and access to the single garage with up and over door. A side gate gives access into the rear garden.

Agents Notes: The solar panels will be included within the sale which generate an annual income and subsidised energy use. The property has a gas warm air heating system which was last serviced in September 2022.

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/26102022 **Local Authority/ Tax Band:** Lichfield District Council / Tax Band E







John German
Estate Agents & Chartered Surveyors

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	71 C
39-54	E		
21-38	F		
1-20	G		



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