

# London Road

Lichfield, Staffordshire, WS14 9EJ

John   
German





# London Road

Lichfield, Staffordshire, WS14 9EJ

£600,000

A handsome traditional detached bungalow with an approximate 0.36 acre south-west facing plot located on a prime south Lichfield road and offering much potential for enlargement and upgrading (STPP). Offered with no upward chain.



London Road has a long term reputation for being a desirable area of mainly individual homes standing on good plots and having the convenience of both close proximity to the City centre and also the A38 providing a gateway to the majority of local and national routes.

This characterful and desirable early 1950's bungalow has gas central heating and predominantly uPVC double glazing and offers many original features throughout including fireplaces in the two separate reception rooms.

Entrance via double front doors with feature stain glass decoration leads you into a generous sized central reception hall with access leading off to all main rooms. The hall also showcases original timber panelling to half height, original doors and a contemporary floor finish to co-ordinate with the panelling.

There are two excellent sized reception rooms each with a feature original fireplace, front facing bay window and picture rail. The fitted kitchen is positioned at the rear of the property and has an adjoining uPVC double glazed conservatory to enjoy the garden views and the south westerly aspect.

The kitchen is in need of updating but currently offers a range of beige and timber trimmed base and wall units, bespoke pine built units, worktops, sink unit, refrigerator space and room for a small breakfast table and chairs. In addition there is a walk-in pantry store.

Leading off the kitchen is a sizeable rear lobby with three small separate outer rooms leading off that include a WC, laundry room and original fuel store. The lobby also gives internal covered access to the garage and the side garden/entrance.

The bungalow offers two double bedrooms each facing and overlooking the rear garden with the larger of the rooms having a range of built in wardrobes, overhead cupboards and dressing table. Both bedrooms are conveniently placed for easy access to the shower room with double width shower unit, wash hand basin/vanity unit and half height tiling. There is a separate WC and wash hand basin next to the shower room.

Outside a garage has double entrance doors, rear personal door, side window, electric light and power.

The overall plot size is approximately 0.36 of an acre with south-west orientation to the rear. A large gravelled driveway to the front allows for ample parking and turning space and sits next to a good sized front lawn with privately hedged and screened boundaries. There are gated side entrances to both sides of the bungalow and they lead to a large lawned rear garden with rear boundary adjoining fields. The main areas are lawned together with patio area outside the property and hedged and shrubbery stocked borders.

**Note:** There are solar panels fitted to the rear and side roof which are owned by the vendor and will be sold with the property. We are awaiting details to be able to confirm what benefits (if any) will be transferable to the new owners.

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

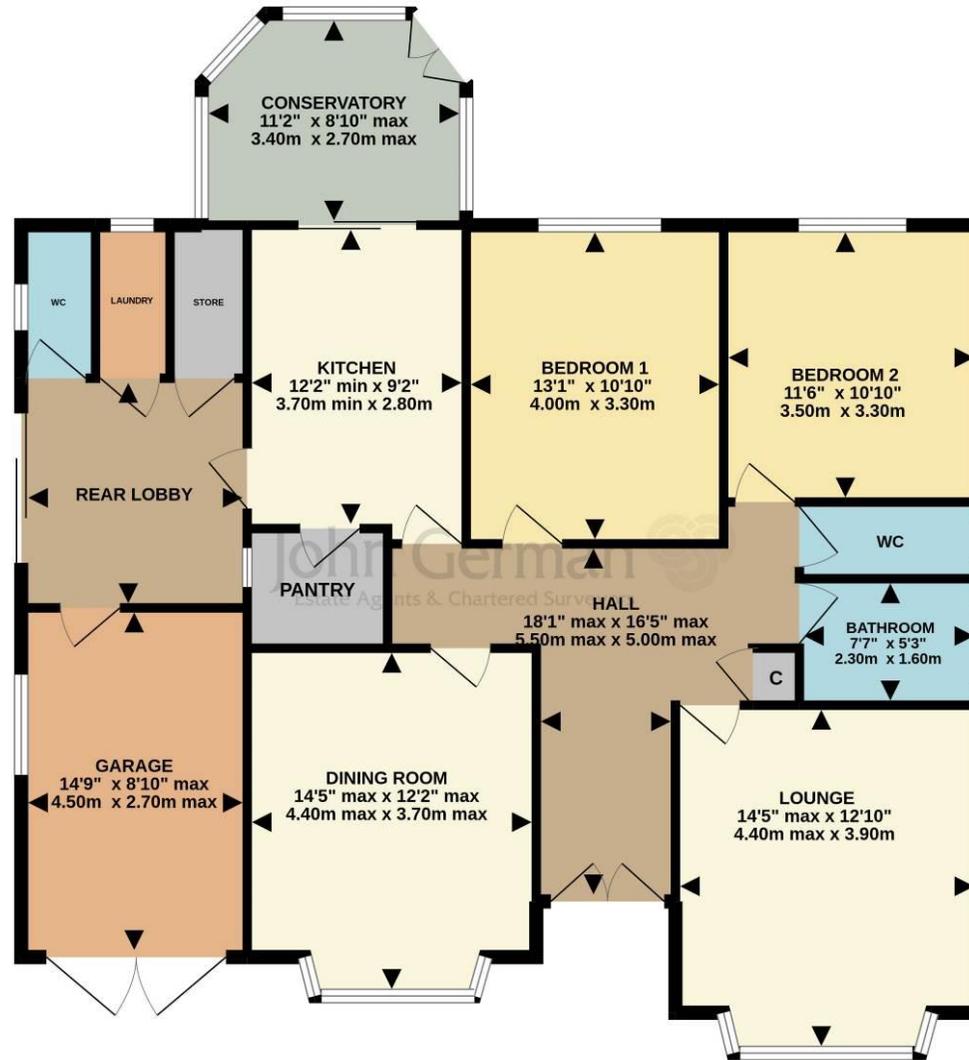
**Our Ref:** JGA/03112022

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





# GROUND 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.  
Made with Metropix ©2022



### 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		88   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



