

Siddons Close

Lichfield, WS13 7EH



Superbly appointed, semi-detached family home situated in a popular location within the Cathedral city of Lichfield.

£325,000

John German 

Presented to a show home standard throughout is this delightful, three bedroomed, semi detached family home situated on Siddons Close just off Grange Lane in the Cathedral city of Lichfield. The city is home to a range of boutique shops, cosy cafes, thriving markets, plus a fantastic selection of restaurants, bars and pubs.

For commuters, nearby road links include the A515, A51, A38 and M6 toll road. Lichfield is also home to two railway stations, from which there are services to destinations such as Birmingham, London Euston and many more! For local schooling, this property falls within the catchment area for Chadsmead Primary Academy, and for secondary it is the Friary High School.

Internally, the property comprises of entrance door opening into the welcoming hallway having laminate wooden-effect flooring and a door leading to the spacious living room, comprising a bay window to the front aspect, wall light points, laminate flooring and a door to the dining kitchen.

The beautiful dining kitchen is fitted with a contemporary range of white gloss wall and base units with contrasting worktops, tiled splashbacks and undercabinet lighting. There is also a useful breakfast bar area. Integrated appliances include fridge freezer, cooker, induction hob, extractor hood, plus space and plumbing for a wine cooler, dishwasher and washing machine. Completing this space is spotlighting to the ceiling and laminate wooden-effect flooring.

From the kitchen, a glazed door to the side aspect leads out onto the garden, further doors give access to the conservatory, and stairs rise to the first-floor landing.

The light and spacious conservatory overlooks the rear garden, with French doors opening out onto the decking.

Upstairs there are two storage cupboards, one of which houses the boiler and the other is used for storage. Further, there is access to the loft space and doors leading to the three bedrooms, plus the family bathroom.

Two of the bedrooms are generous doubles both with fitted wardrobes, and the other is a single room which could also be ideal as a home office or dressing room.

The contemporary bathroom is fitted with a suite comprising bath with mixer taps and rainfall shower above, low level WC, wash basin, and vanity unit.

Outside to the front is a block paved driveway providing off road parking for up to two vehicles, with access into the garage having an up and over door.

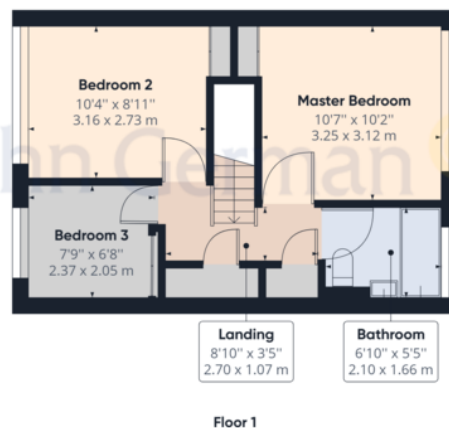
To the rear of the property is an enclosed garden with a large lawned area, a decked seating area, a garden shed and a door leading to the rear of the garage.

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

Our Ref: JGA/23112022 **Local Authority/Tax Band:** Lichfield District Council / Tax Band C



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Approximate total area⁽¹⁾
1127.81 ft²
104.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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