

Grange Lane
Lichfield, WS13 7EE



House and self contained annexe with a corner plot position and driveway parking located in a popular and convenient for all amenities area.

£315,000

John German

Located on the corner of Grange Lane and Newton Road, here is a fantastic opportunity to buy a three bedroomed semi detached house with an adjoining self contained one bedroom annexe with open plan lounge/dining room and kitchen areas, and a separate shower room/WC. A perfect design to accommodate separate multi generational living or easily adaptable and rearranged as one whole large home.

Step through the main front entrance into a small lobby and thereafter into a reception hall with stair to first floor and under stairs cupboard together with a useful doaks store.

Take a turn to the right hand side and you will enter a front facing lounge with feature fireplace and gas coals fire. There is open access to the rear dining room which has patio doors leading to the garden and access to the kitchen which has a full range of base and wall units, worktops and splash back tiling, stainless steel sink unit, gas cooker and extractor included, and appliance spaces for a fridge freezer and washing machine.

On the first floor a landing with side facing window and a built in airing cupboard lead to the three bedrooms and bathroom. Bedroom one is a double sized rear facing room, bedroom two is a double sized front facing room and bedroom three makes an ideal single bedroom with front facing aspect.

The family bathroom is tiled to half height and has a traditional white and chrome suite to include bath with electric shower over, low level WC and wash hand basin.

The self contained annexe has its own entrance door positioned on the side of the property and leading into a lovely light and bright open plan lounge and dining area with front aspect window, laminate flooring and a feature fireplace surround housing an electric fire.

Adjoining this room is a well appointed fitted kitchen with a range of timber finished base and wall units, stainless steel sink, built in gas oven, hob and extractor together with space for a fridge freezer and washing machine.

Leading off the kitchen is a well proportioned shower room/WC with white and chrome sanitary ware and a double width shower cabinet with electric shower fitting.

Last but not least is a superbly sized double bedroom with garden facing window and patio doors plus laminate flooring.

Outside - Side by side double parking driveway located to the rear of the property. A lawned front garden has a block paved path and shrubs.

The rear garden is privately enclosed with fence and walling and provides space for both the house and annexe. It offers an easily managed lawn, borders, patio and pathway areas together with a useful timber garden shed.

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.

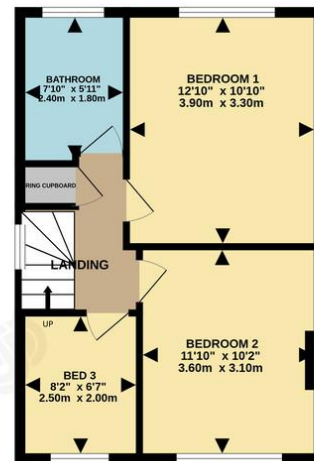
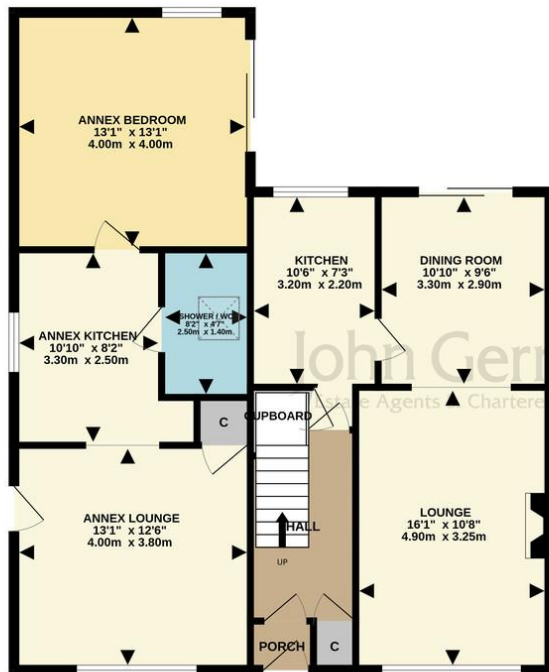
Useful Websites: www.litchfieldc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02022023

GROUND FLOOR

1ST FLOOR







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.

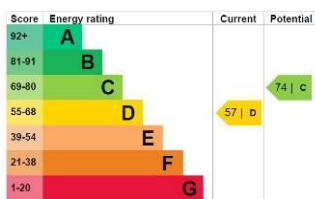
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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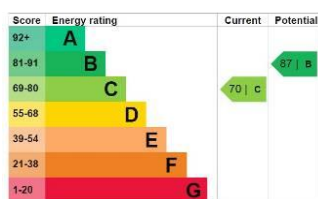
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Main House



Annexe

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