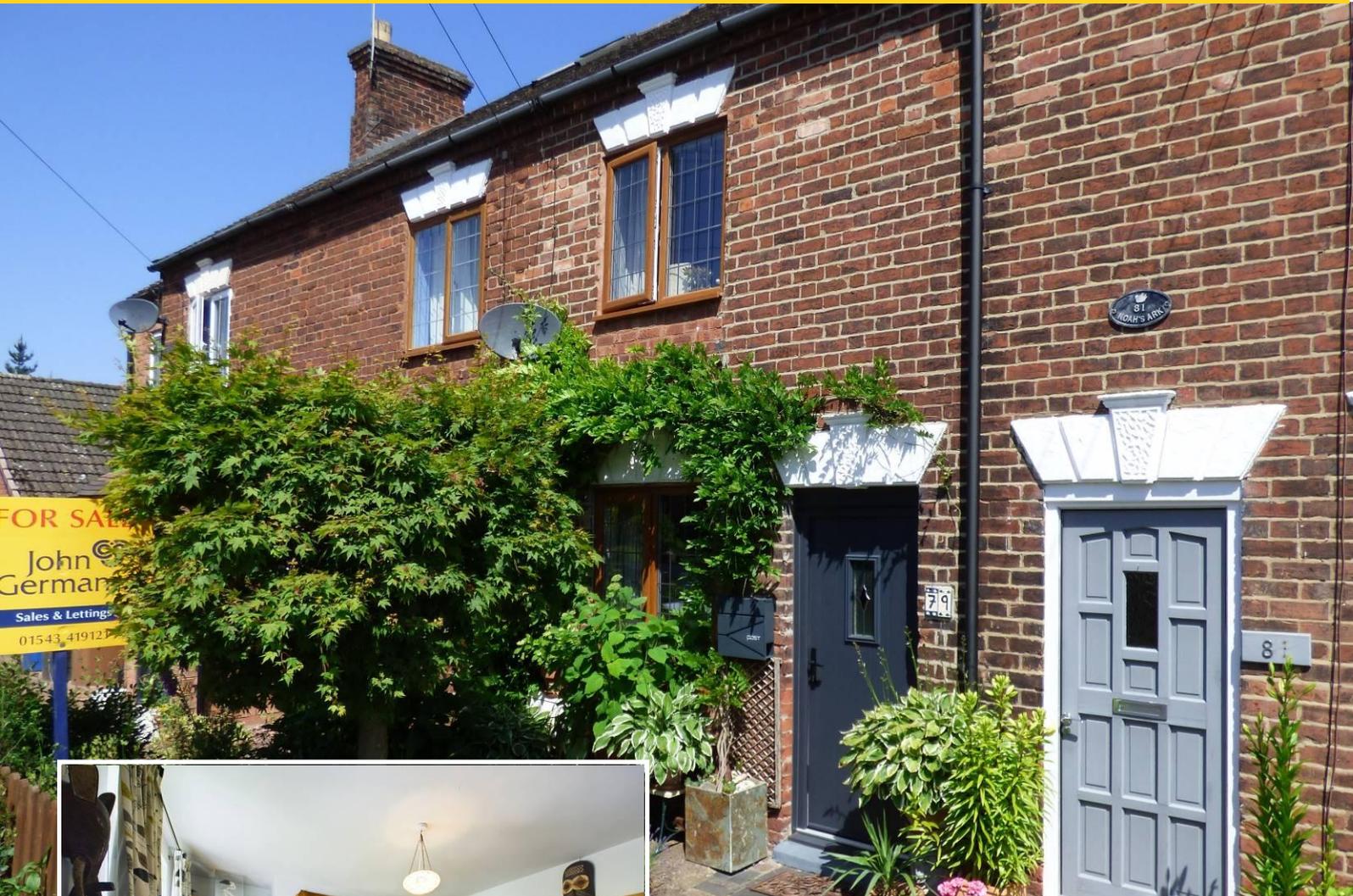


Burton Old Road East
Lichfield, Staffs, WS14 9HU



An utterly charming mid terrace cottage within walking distance of the city centre and both stations. Offering three bedroomed accommodation and character at every turn!

£269,500

John German 

All the charm and character of yesteryear, combined with modern conveniences of the 21st century. Not only within walking distance of the city centre but even closer to neighbourhood shops and services at Bowley Park.

The property has gas central heating and predominantly uPVC double glazing and offers a front facing sitting room with timber finished floor, striped pine and cast iron traditional fireplace (open fire facility would need to be tested), striped pine doors throughout the property and front aspect window.

Leading off the sitting room is a dining kitchen with tiled floor, rear aspect window, a comprehensive range of timber finished base and wall units with granite worktops and upstand, splashback tiling, Belfast butlers sink, built in electric oven, hob and extractor hood, wall mounted gas central heating boiler and a useful understairs cloaks storage cupboard.

Leading off the dining kitchen is a rear lobby with access to the rear garden, tiled floor, space to accommodate a tall fridge/freezer, built in cupboard with stacking space for a washing machine and tumble dryer.

At the rear of the property and also on the ground floor is a white and chrome period style fitted bathroom with bath and electric shower over, low level WC, wash hand basin, chrome ladder radiator and extensive wall tiling.

On the first floor, there is a characterful landing with rear aspect window and built in book shelving.

The front facing master bedroom has polished original floorboards, a bespoke range of oak finished wardrobes by John Lewis and an original built in storage cupboard.

The rear facing second bedroom on the first floor also has polished pine floorboards together with a rear window overlooking the garden.

Bedroom three can be found in the loft space and has a conventional staircase approach, skylight window, eaves access and further polished pine floorboards.

Outside, in keeping with the age and style of the property, there are cottage gardens to the front and rear with a varied and seasonally interesting range of shrubs and perennial plants together with various small trees and seating areas, stepping stones inset to a small lawn at the rear and a special addition to this home is a timber garden studio (currently used as an artist studio) with glazed double doors and side panels, skylight, insulated walls, shingle tiled roof and electric, light and power points.

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
www.lichfielddc.gov.uk

Our Ref: JGA/16032023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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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