



An impressive and largely extended four bedroom family home situated within walking distance of Lichfield City Centre and offered to the market with no upward chain.

£425,000

Occupying a delightful position on The Leasowe in Lichfield is this large extended semi-detached property which would make a fantastic family home for growing families. When looking to purchase your new home, often a quiet location with a good choice of local schools is a key factor when deciding where to live, and this property falls within the catchment area of Chadsmead Primary Academy which is located only a short walk away and for secondary school, the catchment is for The Friary School. The Cathedral City of Lichfield is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. For commuters Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road.

Step through the uPVC double glazed front door opening into the hallway with carpeted flooring, stairs rising to the first floor with a useful under stairs cupboard and doors off into the kitchen and living room.

The spacious living room has a large uPVC double glazed window to the front aspect, carpeted flooring, both ceiling and wall light points, and a flame effect electric fire.

The extended kitchen is fitted with an extensive range of matching wall and base units with laminate worksurfaces over and tiled splashbacks, integrated appliances including an oven, microwave, gas hob with extractor above and a stainless steel sink with drainer. There are two uPVC double glazed windows to the rear aspect and a door leading out to the rear garden. From the kitchen an opening leads to the useful utility room with space and plumbing for a dishwasher, washing machine and tumble dryer. A door leads into the garage which has a remote roller entrance door. To the rear of the garage there is a downstairs WC with sink along with the boiler and a door leading out to the rear garden.

There is a separate second extended reception room currently used as a dining room with uPVC double glazed patio doors leading out into the rear garden.

To the first floor, the extended master bedroom is a large double bedroom filled with natural light with a large uPVC Double glazed window to the rear aspect, carpeted flooring, ceiling light point and a generous range of fitted wardrobes and furniture.

Bedroom two is a further well proportioned double bedroom with a large window to the rear providing views of the garden, carpeted flooring and a ceiling light point.

The family bathroom comprises a bath, WC and wash hand basin and directly next door there is a separate shower room. Bedroom three is again a good size double bedroom currently with two single beds in with a large window to the front aspect, carpeted flooring and a ceiling light point. Bedroom four is an ideal single bedroom but is currently utilised as a home office, great for those looking to work from home.

Externally, this property sits on a spacious plot with very well presented gardens to the front and rear aspects. To the front there is a large block paved driveway which can accommodate several vehicles and a lawned foregarden with well stocked borders and a range of plants and shrubs.

To the rear of the property is an extensive lawned garden, patio seating area, summerhouse and a paved path leading down from the front to the rear of the garden.

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/25042023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

1586.02 ft²

147.35 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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