

George Lane  
Lichfield, WS13 6DX



This superbly presented traditional terraced home boasts three bedrooms, two reception rooms, a stunning kitchen and useful cellar, within walking distance of the city centre.

£285,000

John German 

This deceptively spacious traditional mid terraced property has been extended to the rear and is presented to a high standard throughout. Situated on George Lane, a popular and convenient location within walking distance of Lichfield City Centre with its range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road. For local schooling this property falls within the catchment area for St Chad's C of E Primary School and for secondary, it is the Nether Stowe School located off St Chads Road.

Accommodation - Step inside the living room with a uPVC double glazed sash window to the front aspect, two wall light points, built in storage cupboard, traditional fire place with inset floral tiles, living flame gas fire, tiled hearth and wooden effect Karndean flooring. A door leads into the dining room with a uPVC double glazed window to the rear overlooking the courtyard garden, carpeted stairs leading to the first floor landing and a door leading down to the cellar. An opening leads into the extended kitchen which is fitted with a beautiful range of matching wall and base units with white quartz worksurfaces over, herringbone style tiled splashback, a range of integrated appliances, under cabinet lighting, and a inset sink with drainer and mixer tap over. Tiled flooring runs underfoot and uPVC double glazed doors open to the decked seating area in the rear garden.

On the first floor there are two generously sized double bedrooms and a stunning modern family bathroom comprising a low level WC, wash hand basin, panelled bath with rainfall shower and stylish full height tiling. There is a chrome wall mounted heated towel rail, ceiling spotlights, Karndean flooring and an obscured uPVC double glazed rear facing window.

On the second floor the master bedroom has a traditional feature fire place, a range of fitted wardrobes, small storage cupboard, carpeted flooring and a uPVC double glazed window to the rear aspect. It also has the luxury of its own en-suite comprising a low flush WC, wash hand basin, shower cubicle, ceiling spotlights and complementary fully tiled walls.

Outside - To the rear of the property is a small courtyard style 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20062023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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