

Giffords Croft

Lichfield, Staffs, WS13 7HG

John 
German





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£310,000

An extended and superbly presented semi detached house with a beautifully picturesque rear garden and located in a popular residential area close to amenities and walkable to the city centre.



Located in this established and desirable residential area and with the prettiest of gardens, here we have a most appealing home that will have appeal to both up sizers and down sizers alike. A uPVC double glazed storm porch entrance gives you access there into the well proportioned reception hall with stairs to the first floor and a very useful modern fitted guest cloakroom.

Also leading off the hall is a superbly presented white high gloss fitted kitchen with a range of base and wall units, splash back tiling, tiled floor and integrated appliances to include an electric oven, gas hob, extractor hood, fridge, freezer and dishwasher with appliance space for a washing machine. Leading off the kitchen are glazed double doors that lead you into a large and well proportioned open plan lounge and dining room which has views of and direct access to the outstanding rear garden. There is also a feature fitted gas fire within a chimney breast surround.

Also enjoying a rear garden view and direct access is a versatile extra ground floor room that could be used as an occasional third bedroom, family room, playroom, home office etc. From here you can access the storage garage which for convenience, also has a wash hand basin and insulated garage doors.

On the first floor a centre landing with window gives access to the two double bedrooms, bathroom and the part boarded loft space.

The rear facing master bedroom was originally two separate rooms and a reverse of this conversion is quite feasible to create three first floor bedrooms once again. The current master bedroom has two windows that overlook the rear garden and a full width range of built in wardrobes.

Bedroom two is a further very pleasant double room with a front facing aspect and is situated next door to the white and chrome fitted bathroom that is fully tiled and has a suite comprising bath with shower over, low level WC, wash hand basin and an airing/boiler cupboard housing the Worcester gas fired combination system.

Outside, storage garage (reduced size) with insulated doors, decorated throughout and having a fitted wash hand basin.

Attractive block paved driveway and raised edging with a deep set fully stocked shrubbery front border.

The rear garden has been lovingly developed and maintained by our keen gardening vendors and it offers a garden full of colour and interest with features including a stone finished patio, stepping stones set within the lawn, a small ornamental pool, summer house, garden store, raised planting beds and an absolute wealth of herbaceous perennial and shrubbery stocked borders.

Agents note: Local planning applications, Lichfield District Council. Ref 22/00204/FUH application submitted 21/2/22 and application later withdrawn 12/4/23

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.

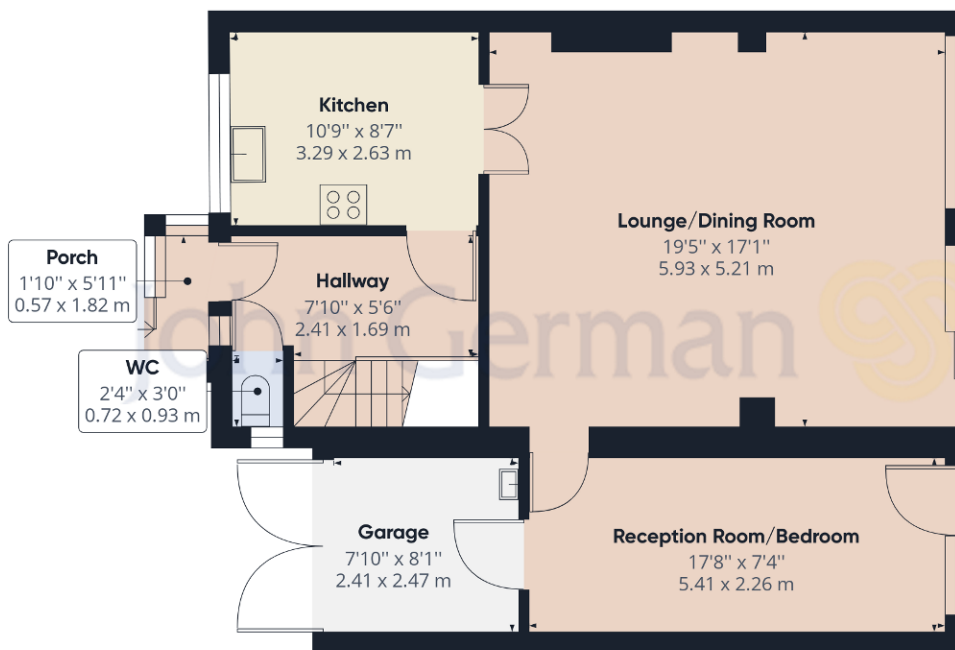
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21072023

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





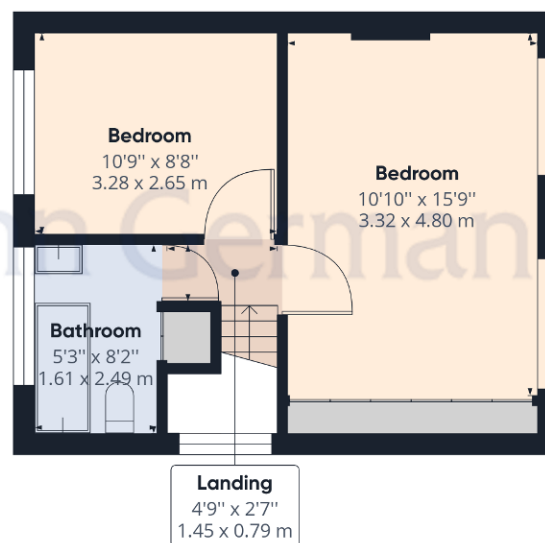


Ground Floor

Approximate total area⁽¹⁾

1090.05 ft²

101.27 m²



Floor 1

(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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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