

Chesterfield Road
Lichfield, Staffs, WS14 0AA



A traditional detached bungalow in need of refurbishment and modernisation but located in a sought after area occupying a 0.18 acre plot including an in and out driveway.

Offers in the region of £395,000

John German

Chesterfield Road is a quiet residential area that is within approximately one mile of Lichfield city centre and its vast range of amenities, and closer still to the local Waitrose supermarket and the Saxon Penny pub/restaurant.

Whilst in need of general refurbishment and updating, this property nevertheless offers superb potential to create a luxury home that has the benefit of a really good size plot and frontage.

An entrance porch with sliding patio door gives access in turn to a centrally positioned and excellent sized reception hall, which has a built in doaks cupboard, stairs to the first floor and access to all ground floor rooms.

Leading off the hall is a front facing lounge with two windows to the front and a feature slate fireplace and gas fire.

Enjoying rear garden views is a well proportioned breakfast/dining kitchen that currently has an oak fronted range of base and wall units, contrasting worktops, wall mounted gas central heating boiler, stainless steel sink unit, appliance space for a cooker and a fridge/freezer. Leading off the kitchen is a utility room with further base units and sink unit, a access door to the rear garden and garage, and further access to a shelved walk in store room.

The bungalow has a room plan that can be utilised in various ways. There are two double bedrooms on the ground floor, the master has a front facing bay window, the second bedroom (or separate dining room) has southerly facing patio doors and a rear garden facing window.

In close proximity to the bedrooms is a bespoke designed wetroom with shower, vanity unit and aqua boarded walls, and next door is a separate WC/wash hand basin.

On the first floor a loft conversion of unknown years has led to the creation of a third bedroom with dormer windows to the front and rear, with a useful and separate adjacent WC.

Outside there is a single garage, in and out driveway with privately hedged front and side boundaries. The gardens overall are of approximately 0.18 of an acre, and whilst in need of some attention, currently offer mainly lawned areas of garden with privately fenced and screened boundaries, various trees, two greenhouses and two garden sheds.

AGENTS NOTE: For details of restrictive covenants on this property, please ask the Lichfield office

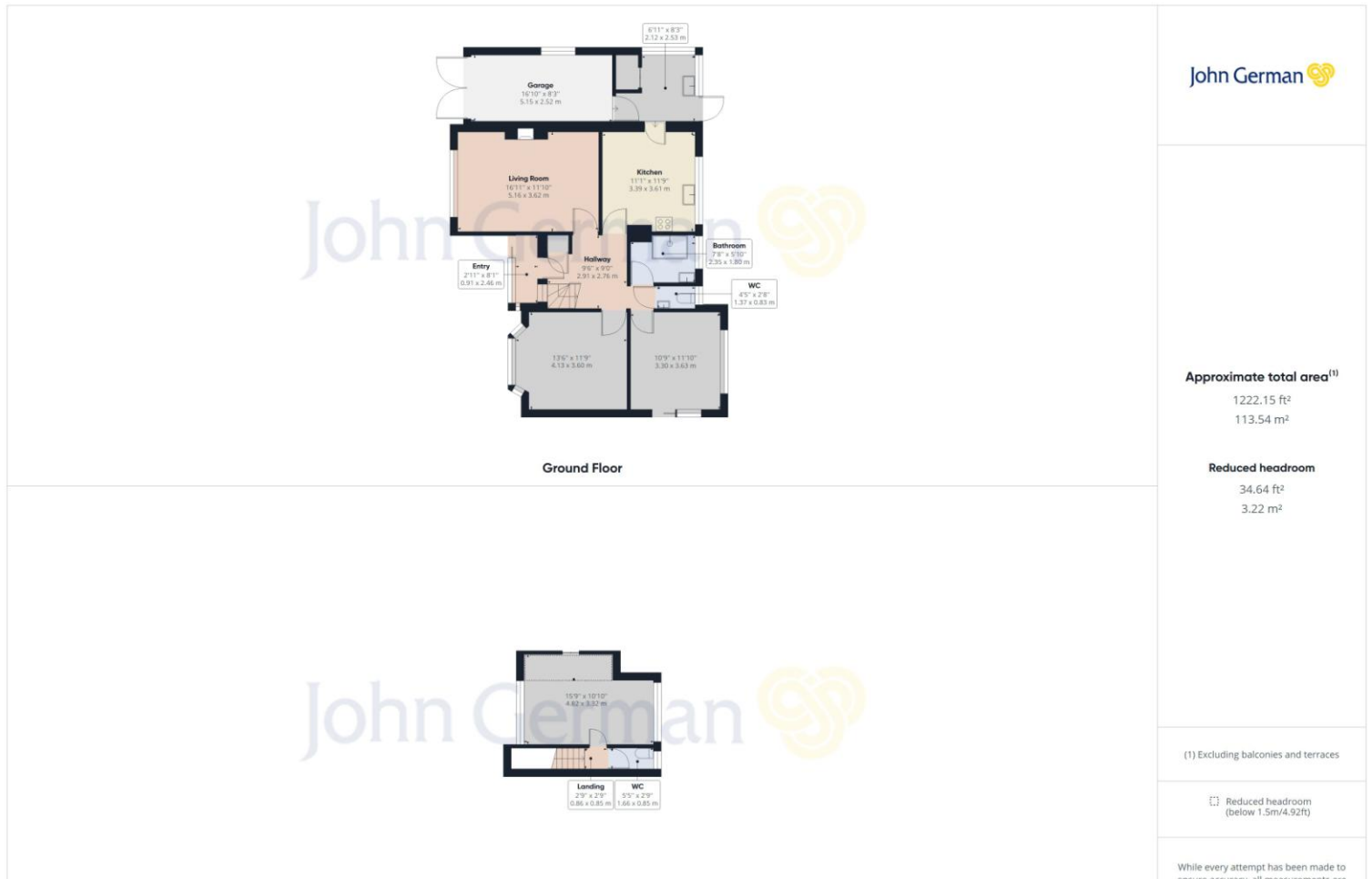
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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: JGA08082023

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 59 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.

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