James Green Way Lichfield, WS13 7JZ







A 3 bedroom, 2 reception room house in Lichfield for under £200,000! Walkable distance to shops, schools, amenities and NO UPWARD CHAIN

£195,000





Offering an affordable opportunity for first time buyers or young upsizers to get onto the housing ladder in Lichfield, here are details of an end of terrace house with pedestrian access to the front and potential vehicular access to the rear.

A storm canopy porch with front main door lead you into a good sized reception hall with stairs leading to the first floor, a large built in cloaks cupboard and a very useful 2 piece guest cloakroom.

Leading off the hall is a fitted kitchen with a range of cream base and wall units, contrasting worktops, splashback tiling, stainless steel sink, built in cooker and hob and appliance space for a fridge freezer, washing machine etc.

Enjoying a front facing garden view, the family lounge has a bay window and a feature fireplace and has open plan access to the adjoining dining room which has a timber finished floor and double doors leading out to the rear garden.

On the first floor there is a spacious landing and storage cupboard that gives access to the 3 bedrooms and bathroom.

The front facing master bedroom has a walk in wardrobe, and bedroom two, which is also double sized has a rear facing window and ample wardrobe space. Bedroom three would make an idea children's single bedroom.

The family bathroom is appointed with a white and chrome suite to include a shaped bath with an overhead shower unit, low level WC, wash hand basin and partial wall tiling.

Outside, easily managed front garden with hard paved and gravelled areas, together with a boundary face and gate and colourfully stocked shrubbery borders.

The rear southerly facing garden has a generous size patio area, gravelled path, lawn, timber garden shed, timber fencing and rear gate, and potential to create on site parking (subject to any necessary consents).

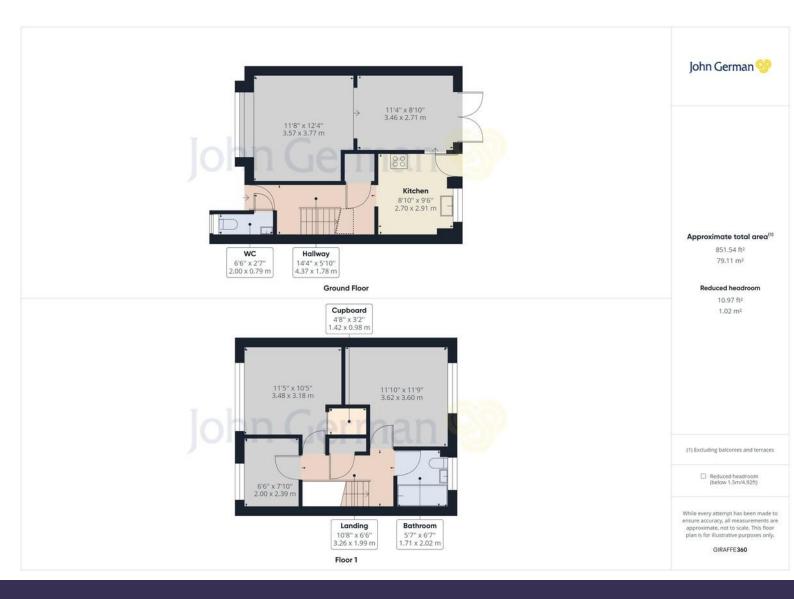
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

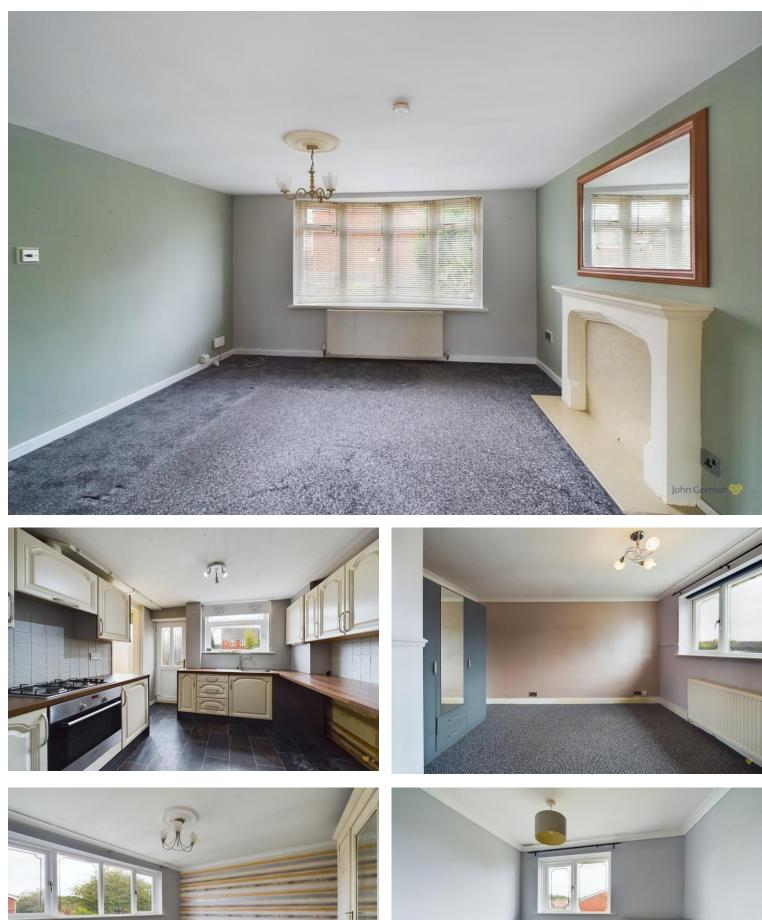
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA04082023

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













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 orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 More relief. Money Limited

Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent