

Scotch Orchard

Lichfield, Staffordshire, WS13 6BZ

John 
German





Scotch Orchard

Lichfield, Staffordshire, WS13 6BZ

£365,000

A perfect family home with a perfect family sized garden! Walkable distance to the city centre, schools for all ages, Stowe Pool and both Lichfield rail stations.



Approached from Brownsfield Road, Scotch Orchard is an established and popular residential area and this particular property is very well presented internally and externally. Whilst already benefitting from a ground floor extension, there is still nevertheless much further potential to extend the property, subject to necessary consents.

The property has gas fired central heating and uPVC double glazed and there is an enclosed storm porch that leads you into an excellent sized reception hall with staircase to the first floor and bespoke built in storage cupboard and drawers.

Leading off the hall is a well proportioned front facing lounge with bay window, feature modern fireplace surround and gas fire. Double doors lead you into the large spacious open plan dining kitchen which overlooks the rear garden and patio doors gives you direct access. There is a comfortable sized area for a table and chairs and a modern fully fitted working kitchen area with ivory shaker style base and wall units, contrasting worktops and splash back tiling, inset one and a half bowl sink unit, built in electric oven, gas hob, extractor hood, dishwasher, fridge and freezer.

Leading off the kitchen is an excellent sized fitted utility room with incorporated office space and a useful two-piece fitted guest's cloakroom.

On the first floor a light and bright landing gives access to the three bedrooms, family bathroom and fitted ladder access to the part boarded loft space.

Bedroom one is a lovely double sized room that overlooks the rear garden, bedroom two is also a double sized room that overlooks the front garden and bedroom three makes an ideal children's bedroom.

The spacious part tiled family bathroom has been re-appointed and offers a white and chrome suite to include a double width shower unit, bath, wash hand basin, low level WC and dual aspect windows.

Outside a single garage has an up and over door, internal door to the utility room, electric light and power points. A tarmac and block edged driveway/frontage has a stocked shrubbery border.

The generous sized mature and private rear garden has a full width patio area, fenced and hedged boundaries, excellent sized lawn, shrubbery planting, lower garden gravelled area that also has a large timber garden shed/store.

Agents Note: The property has solar panels fitted, the ownership and benefits of which will be transferred to the new owners.

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.

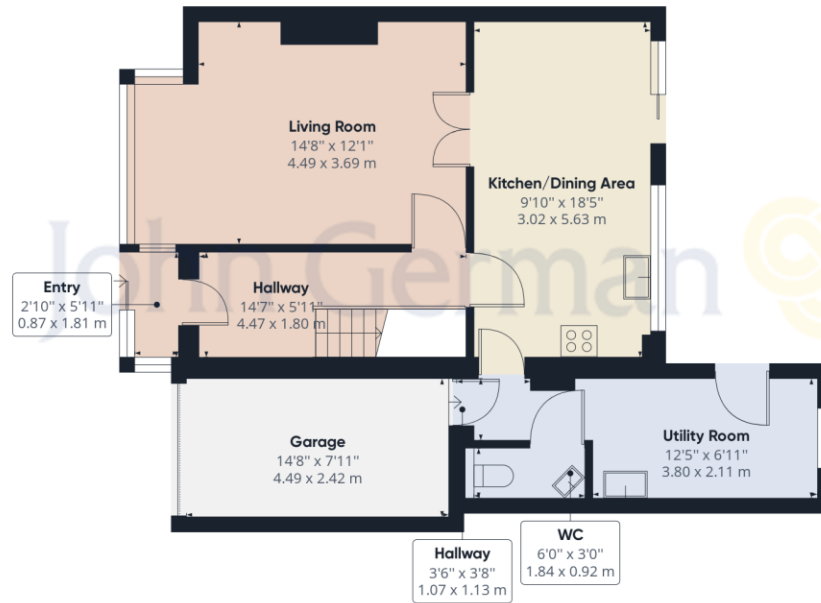
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28072023

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





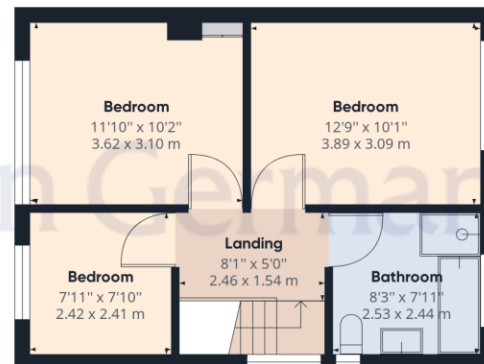


Ground Floor

Approximate total area⁽¹⁾

1176.81 ft²

109.33 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.

GIRAFFE360



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	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

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



