

# Curlew Close

Lichfield, WS14 9UL

John German



# Curlew Close

Lichfield, WS14 9UL

£240,000

**A popular Boley Park located end town house with front, side and rear garden, driveway parking and garage, and exciting potential for improvement/enlargement (subject to permission)**

An affordable opportunity in this forever popular residential area of Lichfield to buy a well positioned two storey end town house with garage and driveway.

A storm canopy porch with storage cupboard gives access to the part glazed main front door that leads you into the entrance hall with stairs leading off to the first floor and access to the rear facing lounge/dining room. This attractive room has a gas fire, two rear garden facing windows and lends itself to the installation of patio doors.

Leading off the lounge/dining room is a refitted kitchen with timber fitted base and wall units, contrasting worktops, sink unit, built in electric cooker, gas hob, extractor hood, appliance spaces for a washing machine, tumble dryer and fridge/freezer. The kitchen also has a window to the front, half glazed to the rear garden and a wall mounted Worcester gas combi boiler.

On the first floor a front facing landing with built in storage cupboard leads to the two bedrooms and shower room/WC.

The master bedroom is of excellent size, has two windows to both the front and rear and an extensive range of built in wardrobes and storage.

Bedroom two makes an ideal single/guest bedroom and has a rear garden facing window.

The white and chrome fitted shower room has aqua boarded walls for easy maintenance, quadrant shower enclosure, low level WC, wash hand basin and window to front.

Outside detached brick built single garage with up and over door, side personal door, electric light and power points.

Driveway parking in front of garage for two cars.

There are lawned gardens to the front and side with shrubbery planted borders, and at the rear of the house there is a south easterly orientation to be enjoyed together with a patio area, lawn, stocked shrubbery borders and a gated side entrance.

**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:** JGA01092023

**Local Authority/Tax Band:** Lichfield / Tax Band B







## Agents' Notes

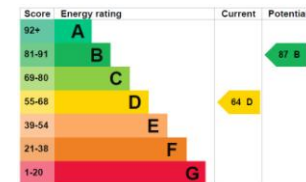
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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

