

# Friary Avenue

Lichfield, WS13 6QQ

John German





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Offers in excess of £800,000

This executive detached family residence sits proudly on one of Lichfield's most sought after roads, within walking distance of the city centre.



This immaculately presented detached family home is located within a few minutes' walk of Lichfield's city centre, home to a range of boutique shops, cosy cafes, thriving markets, excellent schools and a fantastic selection of restaurants, bars and pubs. For commuters, Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road.

This property has been designed for modern family living with the wow feature of this home being the impressive open plan kitchen/dining/living space.

Internally the property comprises an impressive entrance hallway which has wood effect flooring, feature oak staircase leading up to the first floor with under stairs storage cupboard and doors off leading to the ground floor guest cloakroom, cosy living room and the open plan kitchen/living/dining space.

The living room has a bay window to the front aspect, beautiful feature coal effect fireplace on a granite hearth and spotlights to the ceiling.

The heart of the home is the impressive open plan kitchen/dining/living space, cleverly designed for modern family living. Complete with roof lantern, two sets of French doors opening out onto the rear garden, feature fire and a modern fitted kitchen with central island and a range of integrated appliances. From the kitchen, a door leads off to the utility room and the office/playroom.

Upstairs are four double bedrooms and the modern family bathroom. The master bedroom has a range of fitted furniture, spotlights to the ceiling, window overlooking the rear garden and an opening leading into the dressing room with further storage space. From here, a door leads into the en suite shower room.

There are a further three generously sized bedrooms and the modern family bathroom which comprises half tiled walls, windows to the side and rear aspect, large shower cubicle with rainfall shower, bath with shower attachment, low level WC, wash hand basin, heated towel rail and spotlights to the ceiling.

Outside to the front of the property is a large tarmac driveway providing off road parking for several vehicles and access into the garage with an up and over door. To the rear of the property is a superb fully enclosed garden, mainly laid to lawn, with a large patio seating area ideal for entertaining, and a variety of plants, trees and shrubs.

**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)

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/28092023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

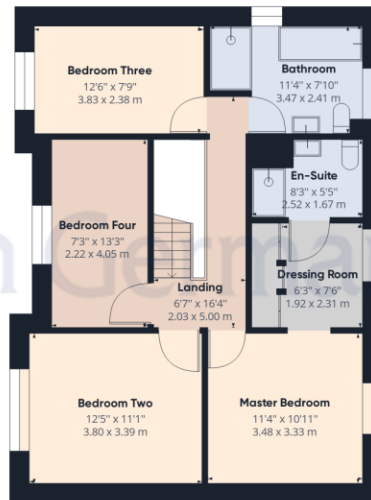






Ground Floor

Approximate total area<sup>(1)</sup>  
 1682.38 ft<sup>2</sup>  
 156.30 m<sup>2</sup>



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		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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