

The Parchments

Lichfield, Staffordshire, WS13 7NA

John 
German





A photograph of a large, well-maintained garden. In the foreground, there is a green lawn. Behind it, a dense border of various plants and shrubs runs across the middle ground. A large, leafy tree dominates the left side of the background. To the right, a clothesline is visible. In the far background, parts of houses with tiled roofs are visible under a blue sky with scattered white clouds.

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£525,000

Cathedral spire views and a close neighbour to picturesque Stowe Pool, an exciting opportunity to purchase a corner plotted detached house with lots of potential to improve and extend (STPP).

Located just off Gaia Lane in this prestigious cul de sac of detached houses that run parallel with Stowe Pool, this family sized property offers an opportunity to create a modernised luxury home in a really sought after area from which you can enjoy the rich variety of cultural, educational and recreational amenities that are to be found within Lichfield city centre.

This gas centrally heated home offers an enclosed storm porch that leads through to a generously sized reception hall with open-tread mahogany stairs, built in cloak storage and a two piece fitted guest cloakroom.

Leading off the hall is a spacious front facing lounge with full height window and an inglenook fireplace with fitted log burning stove (not tested). Glazed and sliding double doors connect to the rear facing dining room which enjoys views of and access to the rear garden.

Also enjoying rear garden views is the fitted kitchen and immediately adjoining utility room and both offer a range of 1970's units with worktops and fittings to match. Both rooms are of good size and lend themselves easily to refitting.

On the ground floor also is bedroom four which is a double size, has a rear garden view and built in wardrobes and is conveniently placed for easy access to the guest cloakroom.

On the first floor, a substantially sized and part galleried landing with built in eaves storage cupboard give access to the three first floor bedrooms, family bathroom and separate WC. There is also access to a large, boarded loft space.

The master bedroom has an extensive range of built in wardrobes and has fine views of Stowe Pool and the cathedral. Bedroom two is a further front facing double room with pool and cathedral views and also has a range of built in wardrobes together with a vanity unit and wash hand basin. Bedroom three makes an ideal single or smaller double room with rear garden views, built in double wardrobe and a useful wash hand basin.

The family bathroom has been converted into a shower room and offers a walk in modern shower and wash hand basin. The separate WC is located immediately adjacent.

Outside, integral double garage with up and over door, rear personal door, electric, light and power points. Driveway parking in front of garage.

Corner plot front and side gardens with a combination of lawn, trees and shrubs. Good sized rear garden with double and single gated access with an established range of screening shrubs and trees, encircling a main lawn and wider border areas and also includes a cedar wood summerhouse (in need of some repair).

Agents note: This property is situated within the Lichfield City Conservation Area.

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

www.lichfielddc.gov.uk

Our Ref: JGA/29092023

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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1786.05 ft²

165.93 m²

Reduced headroom

47.86 ft²

4.45 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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