

# Curborough Road

Lichfield, WS13 7NG

John German



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£140,000

**Offered to the market with no upward chain is this attractive ground floor maisonette situated within walking distance of Lichfield City Centre.**

This attractive two bedroom ground floor maisonette has been modernised over recent years and is well presented throughout, given its location and layout it will appeal to a wide range of purchasers including first time buyers, investors and down sizers.

The property is situated just a short walk from Lichfield's City Centre, home to a range of boutique shops, cosy cafes, thriving markets 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. For local schooling this property falls within the catchment area for Willows Primary School which was awarded outstanding in its latest Ofsted report and for secondary school, the catchment is Nether Stowe School.

The property is accessed via the entrance porch with door opening into the living room with carpeted flooring, large UPVC double glazed window to the front aspect, ceiling light point, storage cupboard and doors leading into the inner hall and a sliding door leading into the kitchen fitted with a range of matching modern light grey wall and base units with tiled splashbacks there is an inset stainless steel sink with drainer and mixer tap over, integrated oven and hob and space for freestanding kitchen appliances. From the inner hall there are doors off into the two bedrooms and family bathroom, both bedrooms are of a generous size and benefit from fitted wardrobes. The family bathroom comprises of white panelled bath with shower over, low level WC, wash hand basin and an obscured UPVC double glazed window to the rear aspect.

Outside to the rear of the property is a delightful private rear garden.

Agents Notes -

School catchment Details were taken from Staffordshire County Council Website as of October 2023

**Tenure:** Leasehold (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.

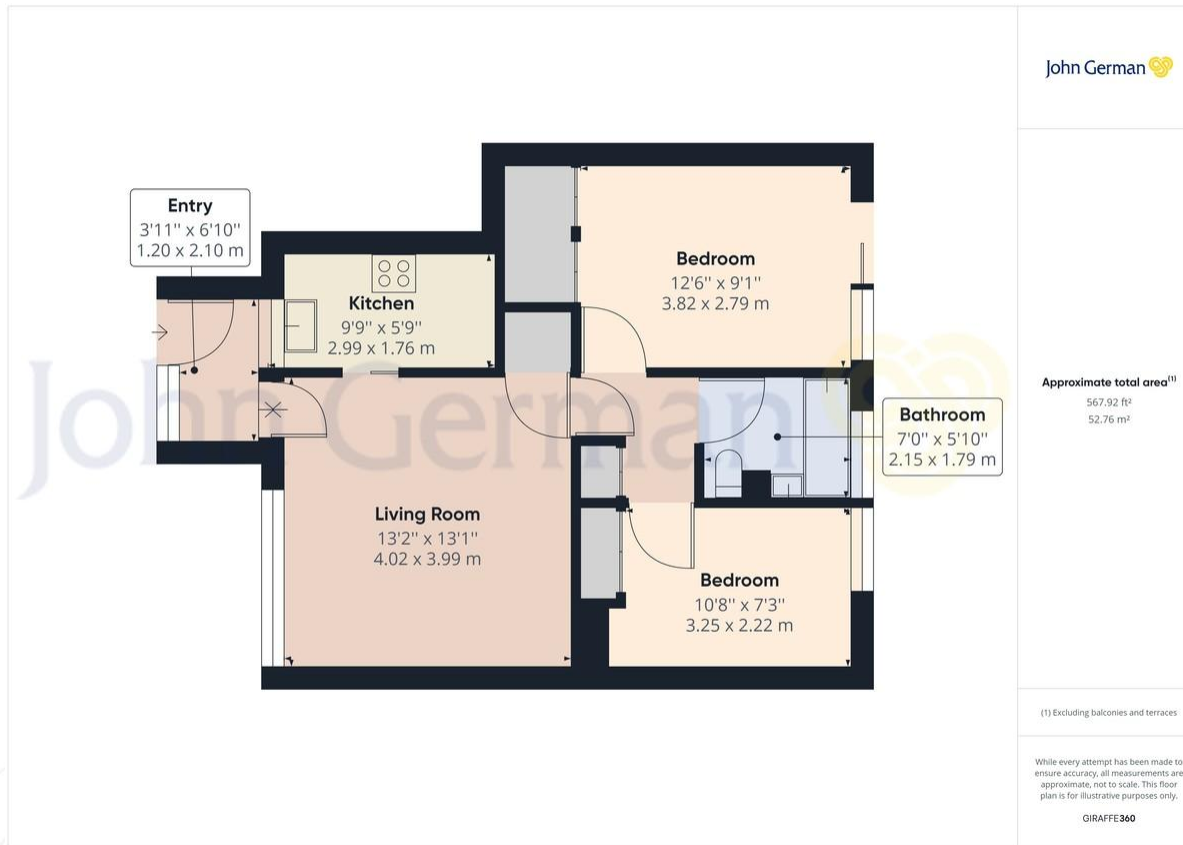
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA06102023

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







## Agents' Notes

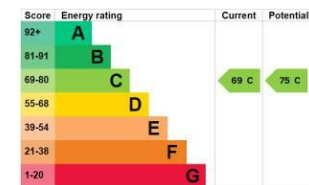
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

