

Livingstone Drive

Lichfield, WS14 9NY

John 
German





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£375,000

Gated private drive development, convenient Lichfield location, high quality and surprisingly spacious interior, attractive gardens and parking - this property has it all!



Livingstone Drive is a small privately gated driveway with just a handful of three storey homes in a courtyard setting where there is parking for two cars at the front and a most delightful and established rear garden.

The property has a quality range of fittings throughout and has the benefit of uPVC double glazing and gas central heating with a Nest intelligent thermostat.

A part glazed front main door leads you into an oak floored reception hall with oak balustraded staircase leading off, a useful under stairs doaks/boiler storage cupboard that also provides space and plumbing for an automatic washing machine. Oak doors lead off the hall into a front facing kitchen and a rear facing lounge. The kitchen has a full range of cream shaker style units, granite worktops, quality tiling and a range style cooker, fridge freezer and dishwasher to be included in the sale.

The rear facing lounge is a comfortable and well proportioned room with oak flooring and double doors that lead into a large uPVC double glazed conservatory which fitted radiator and sun blinds.

The first floor landing gives access to three bedrooms and a family bathroom. The two main rooms are a good double size and the third bedroom would make an ideal single room or study. The bathroom is tastefully appointed with a white and chrome suite to include bath with shower over, low level WC, wash hand basin/vanity unit and extensive tiling.

The second floor is designed as a master bedroom suite and offers a study landing with skylight, an excellent sized main bedroom with front facing dormer window together with fitted wardrobes and storage drawers. Leading off is the superbly appointed en suite shower room with further high quality tiling, double width shower unit, low level WC and wash hand basin/vanity unit.

Outside - Two allocated car parking spaces are located in front of the property. Block paved driveway and footpath to the front with gravelled beds and a further paved side area and garden gate.

The mature and established rear garden has a stone paved patio, fenced boundaries, shrubbery and perennial planted borders, lawn and a timber garden shed.

Agents Note: The property is situated in a private driveway. There is no annual service charge and we understand the cost of any maintenance required to date has been shared by all occupants of the development.

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

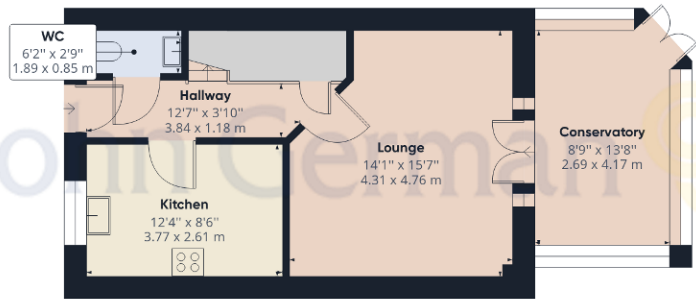
www.lichfielddc.gov.uk

Our Ref: JGA/26102023

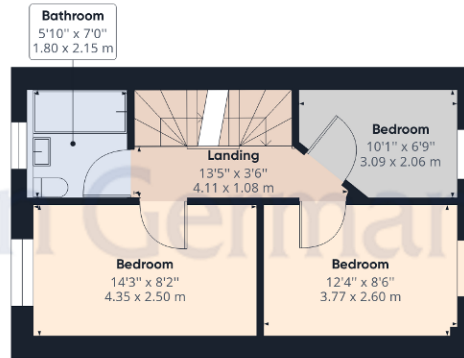
Local Authority/Tax Band: Lichfield District Council / Tax Band D



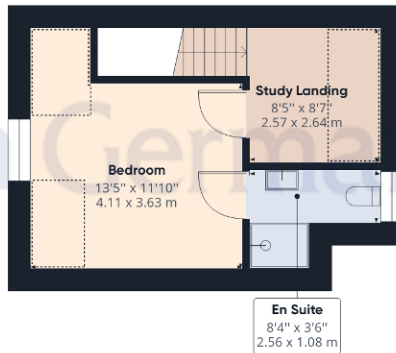




Ground Floor



Floor 1



Floor 2


Approximate total area⁽¹⁾

1250.05 ft²
116.13 m²

Reduced headroom

66.06 ft²
6.14 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		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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