

Thomas Lane
Lichfield, WS13 7TD



An attractive and well presented modern semi-detached family home situated in a popular residential location within Lichfield.

Offers Over £260,000

John German 

This well presented three bedroom semi-detached family home is situated on the popular Saxongate development built by Orbit Homes and is located just off Eastern Avenue in the Cathedral City of Lichfield. The city offers a wealth of amenities and a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road.

Internally the property comprises composite entrance door opening into the welcoming hallway with wooden effect flooring, carpeted stairs rising to the first floor landing, radiator and doors off into the guest cloakroom, lounge/diner and kitchen.

The guest cloakroom is fitted with a low level WC, wash hand basin, tiled flooring and a window to the front aspect.

The modern kitchen is fitted with an extensive range of matching wall and base units with integrated kitchen appliances, spotlights to the ceiling, tiled flooring and window to the front aspect.

Completing the ground floor is the generously sized lounge/diner with windows to the side and rear aspect, French doors opening out onto the rear garden, wood effect flooring and useful under stairs storage cupboard.

Upstairs there are three bedrooms, two double and one smaller single bedroom, ideal as a home office or nursery.

The master bedroom benefits from its own modern en-suite shower room and the family bathroom comprises of low level WC, wash hand basin, white panelled bath with shower over, spotlights to the ceiling and window to the front aspect.

Outside, to the front of the property is a block paved driveway providing off-road parking for two vehicles and to the rear of the property is a fully enclosed rear garden with a generously sized paved patio seating area with a lawned garden.

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/06112023

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







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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