

The Woodlands

Lichfield, Staffs, WS13 6XE

John 
German





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£580,000

Within minutes of the city centre and both stations, a deceptively spacious detached house with beautiful south west facing garden located in a highly desirable cul-de-sac.



Built in 1985 and owned by our vendor from new, this property offers a spacious and well planned range of accommodation that has been very well maintained over the years and is complemented by a lovely south west facing rear garden that is fully stocked and enjoys a high degree of privacy.

The accommodation is gas centrally heated and uPVC double glazed, and offers storm canopy porch with part glazed main door that leads you into a very pleasant reception hall with stairs leading to the first floor, built in cloaks cupboard and a two piece fitted guest WC.

Leading off the hall is a most attractive and spacious lounge with a front facing window and a feature stone fireplace with gas coal basket fire. The separate dining room enjoys views of and direct access into the rear garden and is positioned next to the kitchen if purchasers want to pursue a more open plan design.

The breakfast kitchen also enjoys views of the lovely south west facing garden and has a comprehensive range of colour shade base and wall units, complementary worktops and splashback tiling, fitted sink unit, gas hob, extractor hood, built in refrigerator and ample space for a breakfast table and chairs.

Leading off the kitchen is a sizeable utility room that has a further range of built in units and worktops and also houses the eye level double oven, dishwasher and space for a washing machine and freezer.

Located at the side of the property and accessed from the utility room, the double glazed timber and brick framed conservatory has fitted radiators and patio doors that lead to the side.

The first floor landing has a part galleried spindle balustrade and side window and gives access to the four bedrooms, family bathroom and extensively boarded loft space.

The master bedroom enjoys a front facing aspect and has a full range of built in wardrobes, storage drawers and bedside units and has access to its own en-suite, which is fully tiled and has a white and chrome suite to comprise a tub bath with shower over, low level WC and wash hand basin.

Bedroom two is a rear facing double room with built in wardrobes and bedrooms three and four are again rear facing rooms that would make ideal children's bedrooms.

The family bathroom is of good proportions and offers a fully tiled room with a modern white and chrome suite to comprise bath with electric shower unit over, wash hand basin and low level WC.

Outside there is a detached double garage with two electric up and over doors, rear personal door, electric light and power points. Driveway parking to the front and side of the garage. Lawned fore garden, immaculately presented and having a range of shrubbery and perennial stocked borders together with a couple of ornamental trees.

The south west facing rear garden has been lovingly tended by the vendor and is a peaceful and private retreat with a huge variety of shrubbery and perennial borders that sit around a central lawn and crazy paved patio and pathways. There are two timber garden sheds, gated side access and garden lights together with water tap.

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.

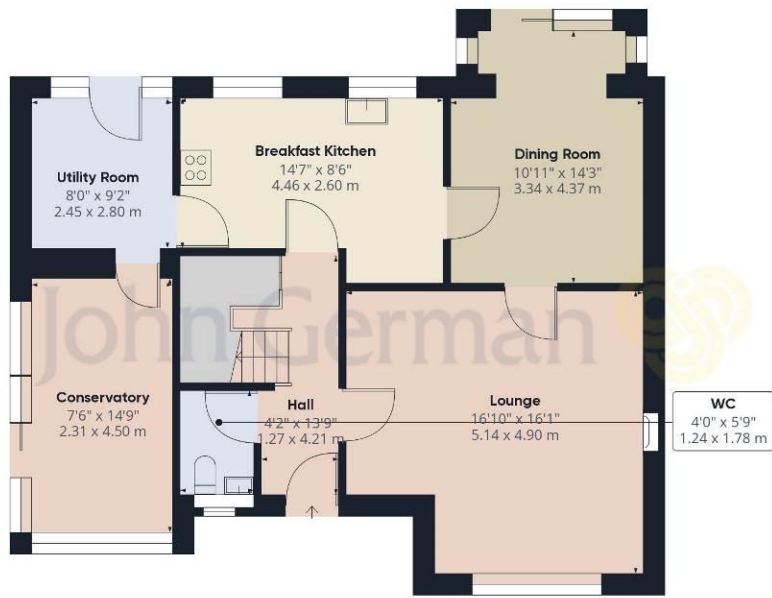
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA08122023

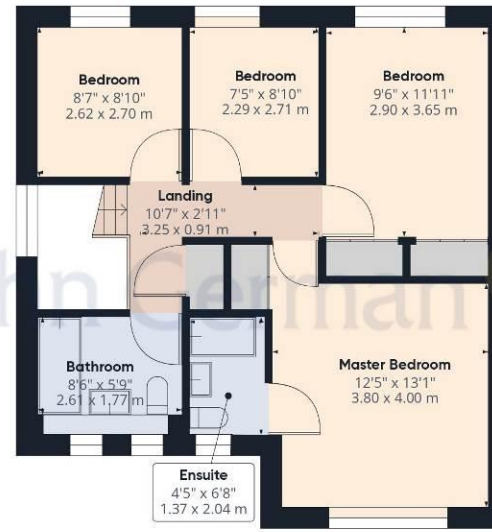
Local Authority/Tax Band: Lichfield District Council / Tax Band F



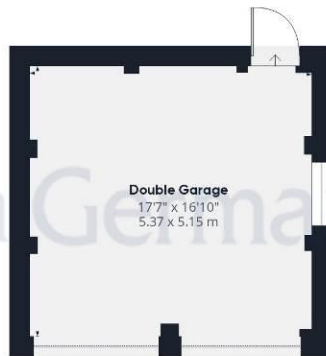




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁰¹

1769.71 ft²

164.41 m²

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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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