

St. Michael Road  
Lichfield, Staffs, WS13 6SN



Within a few minutes walk of the city centre shops, restaurants, entertainment venues, Stowe Pool, St. Chads Primary School and the city centre bus and train stations - it wouldn't be easy to find a more convenient location!

Offers In Excess Of £280,000



John German 

Built in the days of giving a generous sized garden as standard, this lovely traditional home offers a comfortably appointed family property that would be ideal for a range of purchasers seeking the close proximity of all urban amenities.

The gas centrally heated and uPVC double glazed property has a part glazed front main entrance door with a storm canopy above and access there into a traditional reception hall with a front facing window.

Leading off the hall is a very pleasant and well proportioned sitting room with a front facing aspect, good views and a focal point fireplace and surround with electric fire.

Also leading off the hall is the fitted kitchen with a range of modern timber finished base and wall units, contrasting worktops, fitted sink unit, electric oven and hob, space for washing machine, fridge freezer and dishwasher. A rear door gives access to a uPVC double glazed porch.

The dining room is semi open to the kitchen and has full open plan and extension potential and it enjoys a lovely view overlooking the rear garden. It also has an excellent sized storage cupboard.

The light and bright first floor landing has a side aspect window and access to the three bedrooms and family shower room.

Bedroom one is a double sized front facing room with a built in wardrobe, bedroom two is a double sized rear facing room with built in wardrobe and bedroom three would make an ideal single sized children's or guest room.

The original bathroom has been converted into a shower room and has aqua boarded walls and a white and chrome suite to comprise a walk in shower unit, low level WC, wash hand basin and chrome ladder radiator.

Outside, off road parking provided at the front of the property, together with an elevated and private front garden approached from steps and a gateway that lead from the pavement. There is a gated side entrance and storage area ideal for the waste and recycling bins.

The south easterly facing rear garden has been attractively landscaped to offer a multi level garden with sleeper steps, raised borders and a mixture of gravelled and hard surfaced landscaping, together with a good variety of shrubbery planting and fenced boundaries. There is also a brick built garden store and outside WC.

Agents note: An exchange of contracts will be required on this sale within four to six weeks depending on the size of any chain.

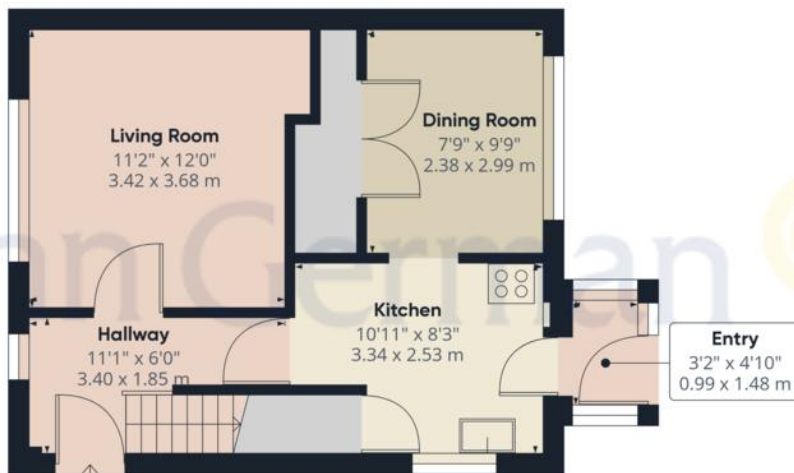
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

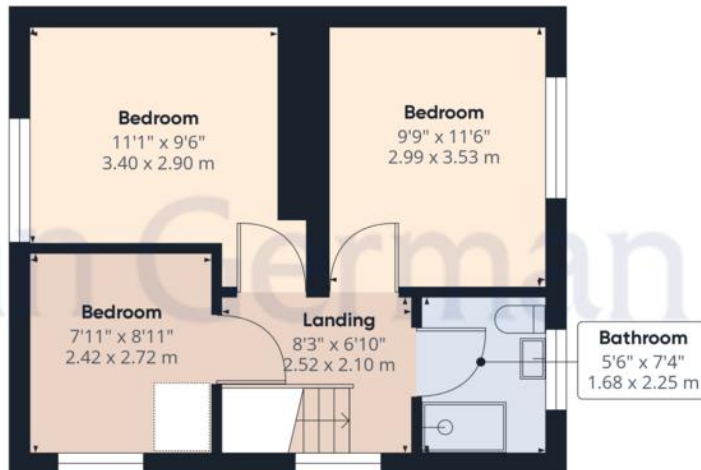
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/11122023

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



Ground Floor



Floor 1

John German

Approximate total area<sup>1)</sup>  
806.19 ft<sup>2</sup>  
74.9 m<sup>2</sup>

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.

GIRAFFE360









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



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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.

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