

# Brownsfield Road

Lichfield, WS13 6BX

John   
German



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Offers over £210,000

**Offered to the market with no upward chain is this two bedroom semi-detached bungalow situated in a popular residential location within Lichfield.**

This two bedroom semi-detached bungalow is offered to the market with no upward chain and is situated on Brownsfield Road within the cathedral city of Lichfield, home to a selection of boutiques, shops, cosy cafes, markets, pubs and a vast selection of restaurants. There are two train stations providing regular services to destinations such as Birmingham, Bromsgrove, London Euston and many more. For local schooling, this property falls into the catchment area for Scotch Orchard Primary School and Nether Stowe School located off St Chad's Road within Lichfield.

The property further benefits from planning permission which was approved in 2018 for a single storey extension to rear to extend existing bedroom, bathroom and kitchen and form lobby – Plans are available to view either in our Lichfield Office or Online with the Planning Reference - 18/00685/FUL

Internally in brief the property comprises living room, modern kitchen with door leading into the lean-to utility area, inner hallway with doors off into the two bedrooms and modern re-fitted shower room.

Outside to the front of the property is a lawned front garden and to the rear is a generously sized enclosed garden. Outside to the front of the property is a lawned front garden and to the rear is a generously sized enclosed garden. There is potential to put a driveway at the front but prospective buyers would need to enquire with the local council into the availability of dropping the curb.

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

**Property construction:** Brick (standard). **Parking:** On road. **Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Gas central heating.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Ultrafast Fibre (speeds of 1000 mbps available)

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

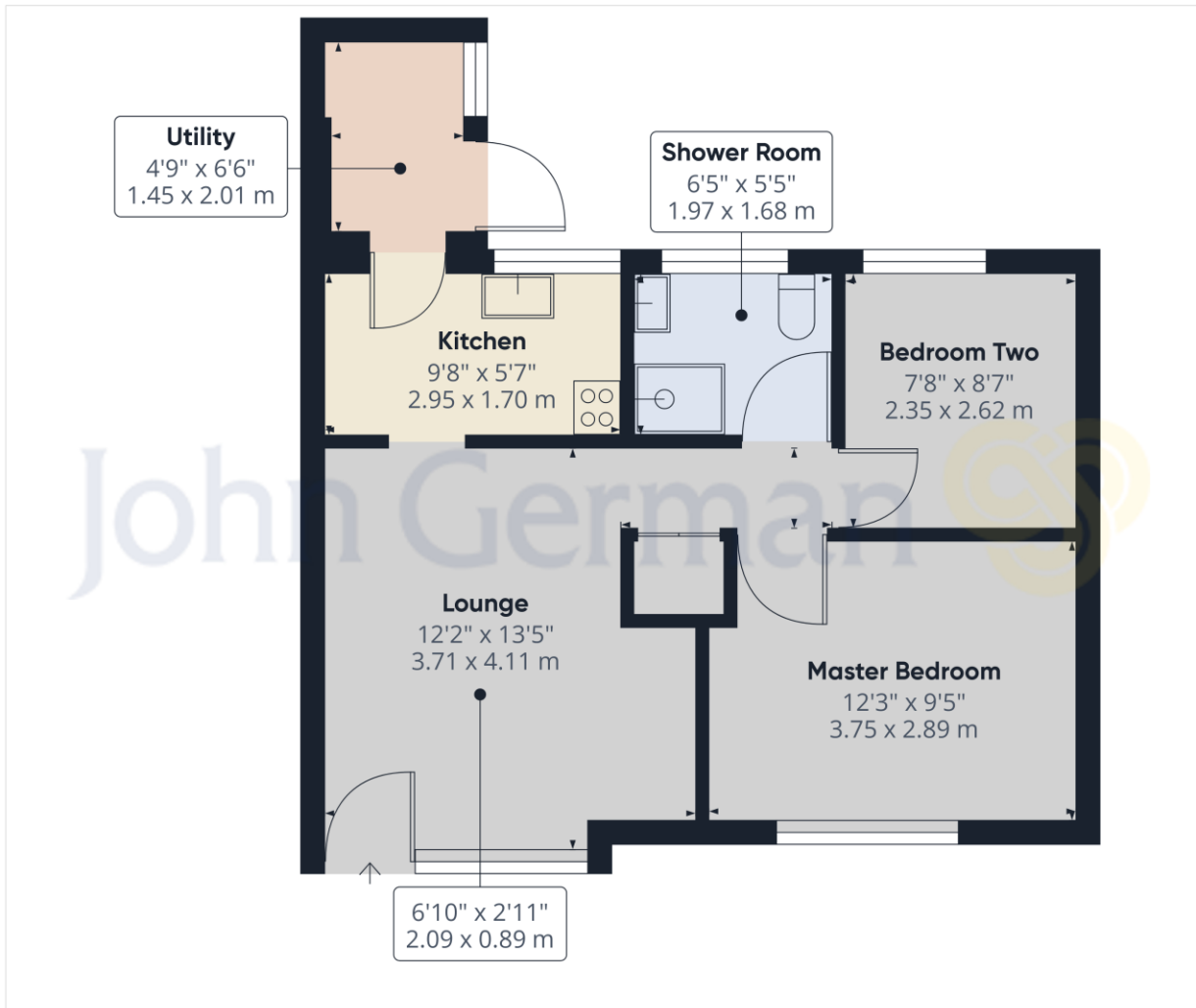
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







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**Approximate total area<sup>®</sup>**

493.29 ft<sup>2</sup>  
45.83 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.

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### Agents' Notes

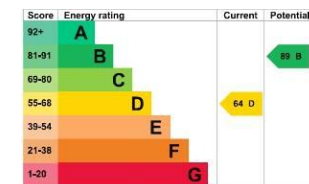
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

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**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.

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