

Lombard Street

Lichfield, WS13 6DR

John German





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£395,000

This attractive Grade II listed period property is situated within a highly desirable central Lichfield location.



This characterful Grade II listed property is positioned within the city conservation area and is located amidst a characterful range of neighbouring properties.

This charming period property offers just over 2,000 square feet of space over two floors and has most recently been used for rental space for small offices but offers the potential for a range of further uses.

Situated on Lombard Street, a central location providing an excellent base to explore the city from! Having a range of independent shops, bars, restaurants, and pubs all on the doorstep, and Lichfield's city station being only a few minutes' walk away, operating regular services to Birmingham and the nearby Trent Valley station with services to London Euston.

Our vendor has applied for a change of use and an off road parking space on the front garden.

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

Property construction: Brick

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric storage heaters

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

Broadband type: 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 TBC

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

www.lichfielddc.gov.uk

Our Ref: JGA/23012024

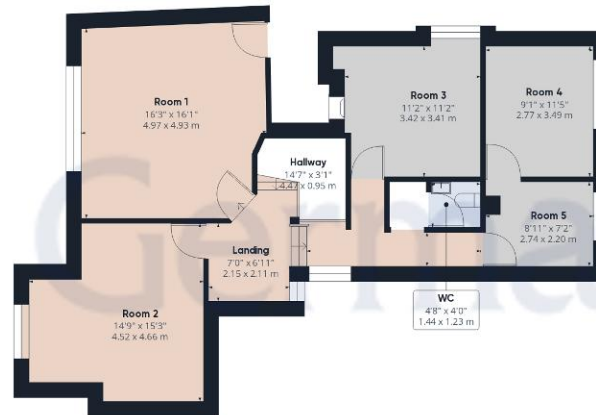
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.







Ground Floor



Floor 1

Approximate total area⁰¹

2081.08 ft²

193.34 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		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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