

Mary Slater Road  
Lichfield, WS13 6FG



A spacious four bedroom, three storey town house in a sought after city location within a short walk of the city centre amenities and station.

NO UPWARD CHAIN

£375,000

John German

This delightful townhouse is located on a popular development by David Wilson Homes approximately 12 years ago. Its convenient position makes it a popular spot for all ages being just a short walk from the historic Cathedral city of Lichfield with its range of shops, cafes, restaurants, markets, pubs and much more. For commuters there are two rail stations which offer services to Birmingham New Street, London Euston and further afield destinations. Nearby road links include the A38, A50 and M6 Toll. The property lies in the catchment area for the well regarded Christchurch primary school and The Friary high school.

Step inside the welcoming hallway with stairs off to the first floor, two storage cupboards and a door into the garage. Along the hall is a shower room and bedroom four/reception/home office with French doors leading out to the rear garden. Completing the ground floor is a utility room with a range of base units and appliance spaces. A door leads out to the rear garden.

On the first floor is the main living accommodation together with a modern fitted kitchen with a full range of shaker style base, wall and drawer units with contrasting worktops and upstand, an inset stainless sink, built in double oven, gas hob, extractor hood and appliance spaces for a dishwasher and fridge freezer. There is ample room for a dining table and chairs as well.

Across the landing, an L-shaped living room is naturally well lit and the room also offers space for a formal dining table away from the kitchen if preferred.

On the second floor there are three good bedrooms and a fully fitted family bathroom. The spacious master bedroom has two front facing windows and its own contemporary en suite shower room.

Outside there is off road driveway parking that leads to the integral garage. The rear garden is privately fenced on all sides and has a paved patio and pathway, gravelled borders and an astro turf area.

**Note:** The photographs we are displaying were taken in March 2022.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 D

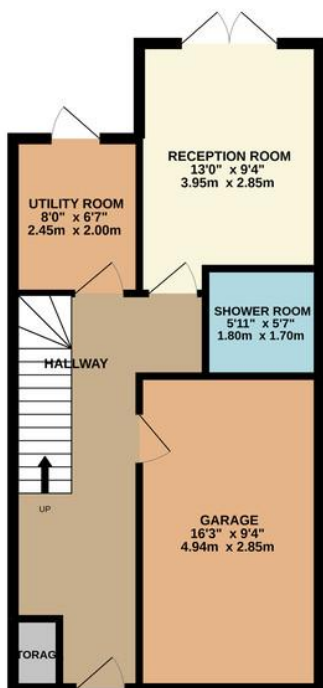
**Useful Websites:** [www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

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

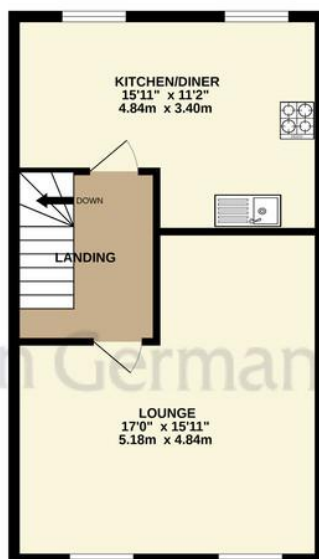
**Our Ref:** JGA/05032024

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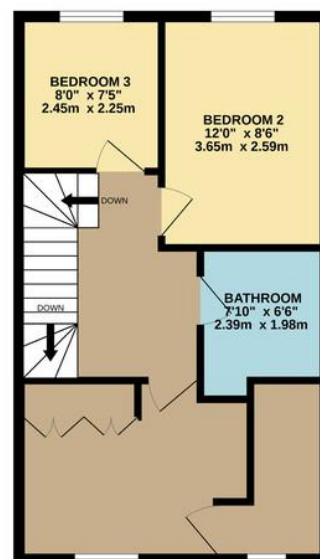
GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



FIRST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



SECOND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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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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