

Stowecroft
Lichfield, WS13 6TP

John 
German





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£475,000

A spacious, well planned three bedroom detached bungalow with double garage and walled gardens within a few minutes walk of picturesque Stowe Pool.



Occupying a slightly elevated plot and set back from the roadside behind a lawned front and side garden, this extended bungalow enjoys a very pleasant aspect to the front looking towards Netherstowe and offers a superb range of three bedroomed accommodation together with excellent reception areas, a well appointed breakfast kitchen and the advantage of a family bathroom and separate en suite shower room.

The bungalow is gas centrally heated and uPVC double glazed throughout and offers entrance into a generous reception hall with substantial inner hall areas leading off that connect to all rooms within the bungalow. Also leading off the hall is a double width cloaks storage cupboard and access to the loft space.

A substantially sized open plan lounge and dining area are at the heart of this property and have views to the front, and both views and patio door access to the privately walled rear garden.

Located at the rear of the bungalow and also having access directly into the walled courtyard garden, the fitted breakfast kitchen has a full range of shaker style timber finished base and wall units with contrasting worktops and splash back tiling. There is an inset sink unit, built in double oven, induction hob, extractor hood plus spaces for a dishwasher and washing machine. There is also a breakfast dining area and a cupboard fitted gas central heating Worcester boiler.

The master bedroom is of exceptionally generous size and has both windows to the front and patio doors to the rear courtyard garden along with an extensive range of built in wardrobes. A spacious en suite leads off that is fully tiled and has a double width shower cabinet, low level WC and wash hand basin.

Bedrooms two and three are both double sized rooms and each enjoys a pleasant front facing aspect and convenient access to the adjacent family bathroom which is fully tiled and has a suite comprising bath with shower over, low level WC and wash hand basin.

Outside - Detached brick built garage (5.3m x 4.9m) with two up and over doors (one electric), rear pedestrian door, electric light and power points. Driveway parking in front of the garage.

The front and side gardens are lawned for ease of maintenance and there are pathways to the front main door and gated rear entrance. The rear garden is a privately walled courtyard style garden with stone paved patio and seating areas, a raised and fully stocked shrubbery and perennial border and all enjoying seclusion and privacy.

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

Property construction: Brick and tile **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type: ADSL

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.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29022024

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Approximate total area⁽¹⁾
1246.76 ft²
115.83 m²

(1) 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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