

Cross In Hand Lane

Lichfield, WS13 7BY

John 
German







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£289,950

A mid 1960's semi detached house with open green aspect to the front, rural views from the first floor and potential to modernise and personalise throughout.

Located on the edge of Lichfield less than a mile from the city centre and its range of amenities, this gas centrally heated home offers an enclosed storm porch that leads into a good sized reception hall with stair to the first floor and a useful two piece fitted under stair guest cloakroom. Leading off the hall is the spacious front facing lounge with wide window and open green views, original tiled fireplace surround and feature fire side pelmet lighting. The separate rear facing dining room is immediately adjacent to the kitchen, enjoys very pleasant rear garden views and leads directly into an aluminium framed conservatory with tiled floor and double door access into the garden. Also positioned at the rear of the house and enjoying garden views and access is an oak fitted kitchen with a range of base and wall units, contrasting worktops and splashback tiling, built in double oven, gas hob, space for a fridge freezer and washing machine.

The first floor landing has a wide frame side aspect window and access to the three bedrooms, bathroom, separate WC and loft hatch. The master bedroom is an excellent sized front facing room and has attractive front and distant views beyond the A51 and also has a full width range of built in wardrobes and dressing table. Bedroom two is a further double room with rear garden views and a range of built in wardrobes, overhead cupboards and a dressing table. Bedroom three is an ideal children's single bedroom and has a front facing aspect and built in storage cupboard/wardrobe. The family bathroom is fully tiled and has a white and chrome suite to comprise bath with shower over, wash hand basin/vanity unit, rear aspect window and an airing cupboard. A separate WC is positioned immediately adjacent to the bathroom.

Outside, single garage in a close neighbouring block with parking space for one car in front of. The front garden is predominantly lawned but also has shrubbery and perennial borders and a gated side entrance. The rear garden enjoys a southerly orientation and has a good variety of established shrubs, well stocked borders, lawned area, block paved pathway, privately fenced boundaries and an aluminium framed greenhouse.

Agents note: Over the years, the roof ridge line of the house has settled out of alignment. Work has been undertaken in the loft to prevent any further movement, but purchasers must satisfy themselves as to the adequacy of such works.

Tenure: The house is Freehold and we understand the garage remains on the original Leasehold Title –99 years from 1964 (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Garage with parking space in front

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: ADSL copper wire - 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 C

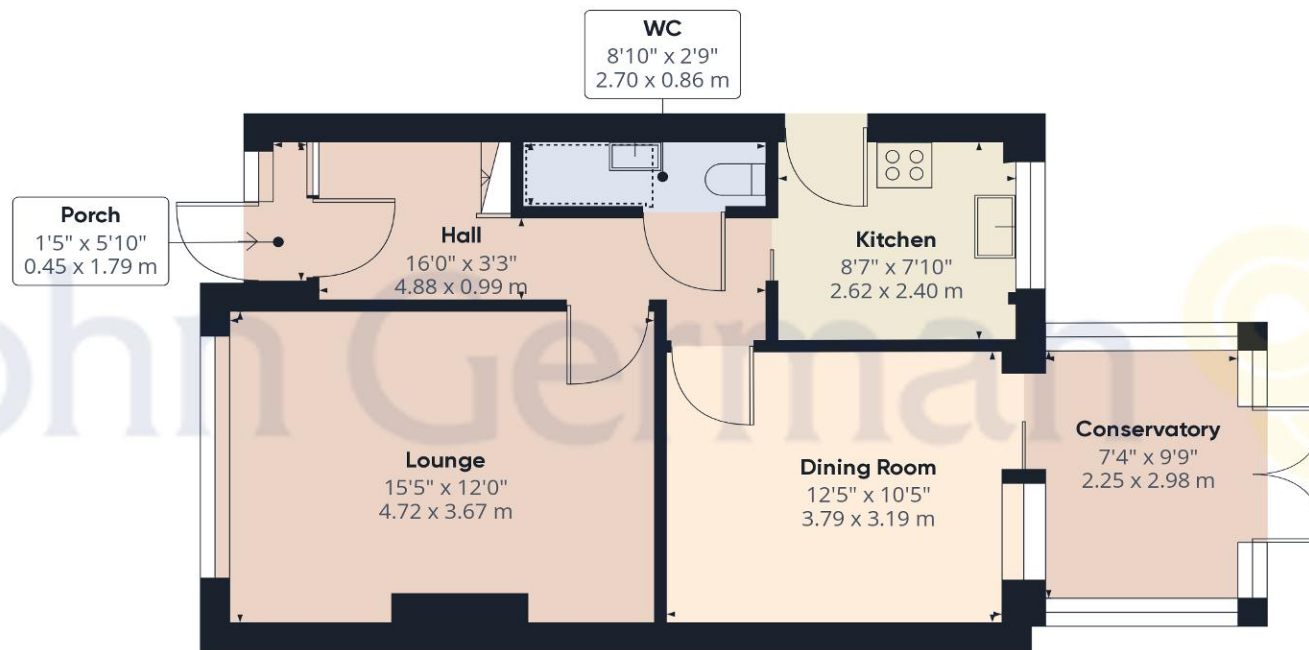
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/15032024

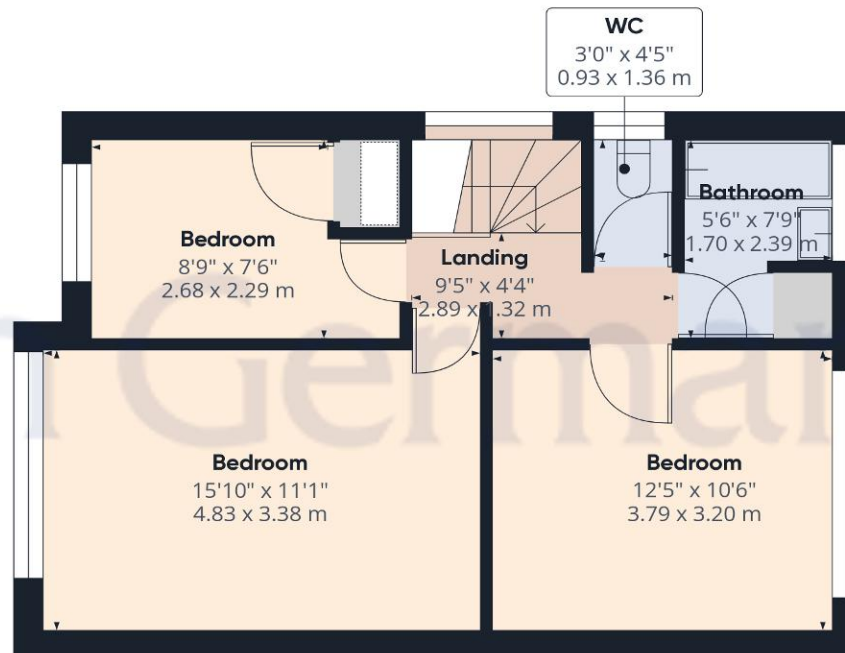
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1068.18 ft²

99.24 m²

Reduced headroom

12.42 ft²

1.15 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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