

Minors Hill

Lichfield, WS14 9DJ



Superb link detached family home occupying a slightly elevated position within this hugely popular and established location. A very pleasant walk takes you into the cathedral city centre of Lichfield.

£375,000

John German 

The gas centrally heated accommodation begins with an enclosed porch that opens to the reception hall which has stairs rising to the first floor with a useful understairs cupboard and a guest's cloakroom with WC and wash basin.

There is an excellent extended lounge and dining area with front facing window and a recessed brick fireplace with cast log burner (around 6 months old) and the benefit of air conditioning. From the dining area patio doors open to the rear terrace and garden.

The kitchen has a range of high and low level units including a larder unit, a stainless steel one and half bowl sink and drainer, contrasting work surfaces and tiled splashbacks. There is an integrated stainless steel gas hob with oven beneath and extractor canopy above. An archway leads to a utility area which has a stainless steel circular sink, space and provision for washing machine plus space for a larder style fridge freezer. An internal door leads into the garage.

The first floor landing leads to three bedrooms, the front facing bedrooms enjoy far reaching views beyond the rooftops and air conditioning. The third bedroom has a built-in wardrobe in addition to an airing cupboard.

The attractively appointed bathroom has a white suite with bath having an electric shower and screen, pedestal wash basin, WC, full height wall tiling with central contrasting tiled border, tiled floor and a chrome radiator.

Outside the property stands well back from the road on a slightly elevated plot and has a very attractive landscaped tiered garden which is abundantly stocked alongside an adjacent drive leading to the garage.

Gated side access leads to a very pleasant rear sun terrace which in turn has steps to a further raised sun terrace and in between there are beautifully stocked mature beds.

The property is situated in this very established part of Lichfield being well placed for schools and the city centre. Lichfield has the benefit of two railway stations, the cross city line operating to Birmingham and stopping at suburban hols along the way while Trent Valley gives access to London Euston. The nearby A38 provided excellent transport links including the A50 and M6 toll.

Notes: A new boiler was installed in April 2022 with a 5 year British Gas guarantee.

The property was extended by the previous owners pre 1997 and our Clients cannot confirm that there is associated documentation.

The Land Registry document does contain rights and covenants and a copy of which is available upon request.

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

Property construction: Traditional. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas.

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

Broadband type: Fibre

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/03042024

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⁽¹⁾

1082.26 ft²

100.55 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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