

Rocklands Crescent

Lichfield, WS13 6DJ

John
German





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£335,000



A tremendously deceptive semi detached house with extended accommodation and a superbly sized mature and private rear garden.

Located in a popular cul de sac, set back behind a block paved driveway and positioned opposite a small open green. An extended and very well presented three bedroom semi detached house ideal for up or downsizers and offering a good range of accommodation including a most attractive lounge and a generously sized dining kitchen.

The property is gas centrally heated and uPVC double glazed and offers an entrance hall that then leads into a reception hall which would also make an ideal study area. Leading off the reception hall via glazed double doors is the family sized lounge which enjoys very pleasant views and direct access into the rear garden and has a feature mahogany fireplace and gas fire. Also enjoying views and access to the rear garden is the extended dining kitchen which has a full range of cream toned base and wall units with contrasting worktops and upstand, stainless steel sink unit, built in double oven, gas hob, extractor hood, appliances spaces for a fridge freezer, dishwasher and washing machine.

The first floor landing gives access to the three bedrooms, family bathroom and separate WC. The master bedroom overlooks the rear garden and has a full width range of built in wardrobes and a centre dressing table. Bedroom two is a further double bedroom with front facing aspect and built in storage cupboard, and bedroom three is an ideal children's single bedroom. The family bathroom is fully tiled and fitted with a white suite to comprise bath with shower over and vanity unit/wash hand basin. A separate WC and wash hand basin is located immediately adjacent.

Outside, single garage with up and over door, electric, light and power points.

Block paved frontage/driveway parking for several cars.

The rear garden represents a special feature of this property and it is unexpectedly generous in size, privately hedged and has a substantial sized lawn, full width patio and well stocked shrubbery and perennial borders.

Gated side entrance and brick built store.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband and 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 C

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

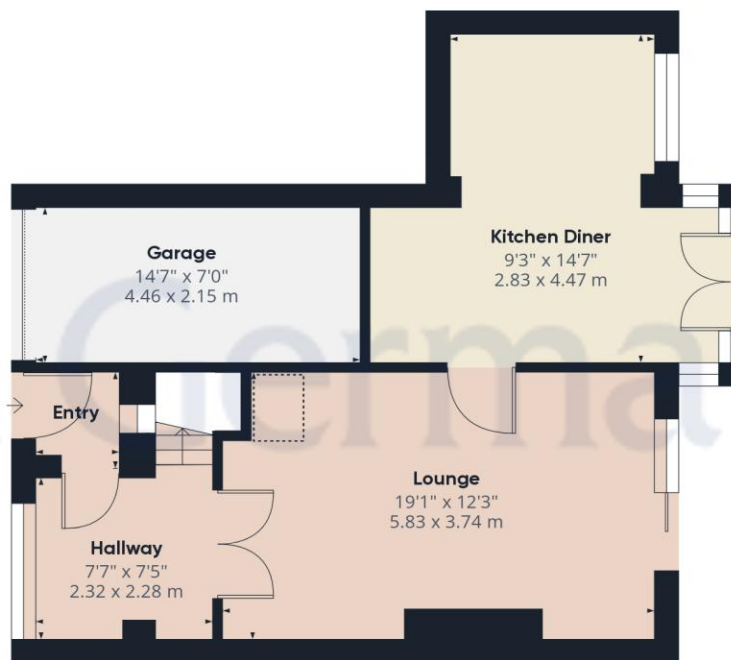
www.lichfielddc.gov.uk

Our Ref: JGA/03062024

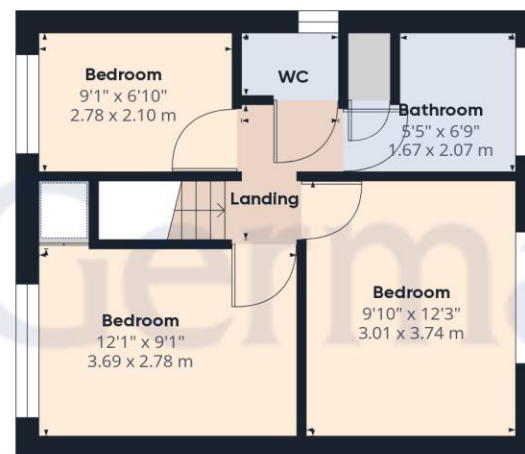
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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 area⁽¹⁾

996.23 ft²
92.55 m²

Reduced headroom

7.26 ft²
0.67 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		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



