

Laurel Close

Lichfield, WS13 6TT

John 
German





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£475,000

Potential, potential, potential! This detached residence sits on a superb 0.20 acre corner plot of mature gardens and space for extension (STPP) within close proximity of the city centre shops and both stations.



A 1970's built house being sold by the original owner that offers exciting potential for modernisation and extension, and offers a city location that would be perfect for a young growing family.

Beyond the front entrance door lies the entrance hall which has a built in cloaks storage cupboard and access to a fitted guest cloakroom with a WC and wash hand basin.

Leading off the hall is a generously sized front facing family lounge with staircase leading off to the first floor and access to a separate dining room that enjoys views of and has access to the extensive private rear garden.

The fitted kitchen has access to both the hall and the dining room, and has a range of medium oak panel fronted base and wall units with contrasting worktops and splashback tiling. There is a built in oven, hob and extractor hood, built in refrigerator, built in dishwasher and a further cupboard that houses the gas warm air central heating boiler.

There is a separate utility room that leads off the kitchen with built in units, worktop, sink unit, space for a washing machine and internal access into the garage.

The first floor centre landing gives access to the three bedrooms, bathroom, large airing cupboard, hatch access to the fully boarded loft space.

The master bedroom overlooks the rear garden and has a range of built in wardrobes.

Bedrooms two and three are both double sized front facing rooms.

The bathroom is fitted with the original coloured suite and tiling, and offers a bath, wash hand basin, WC and side facing window.

Outside, tandem double garage with double doors to the front and a rear door into the garden.

The overall plot size is approximately 0.20 of an acre and includes a large gravelled driveway and parking area to the front, extensive front lawn and shrubbery borders. There is a side gate giving access to one large timber workshop and two smaller timber sheds, together with an aluminium framed greenhouse.

The rear garden is mainly lawned for ease of maintenance and has many mature shrubs and trees that provide a good degree of privacy and maturity.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas warm air central heating

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

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

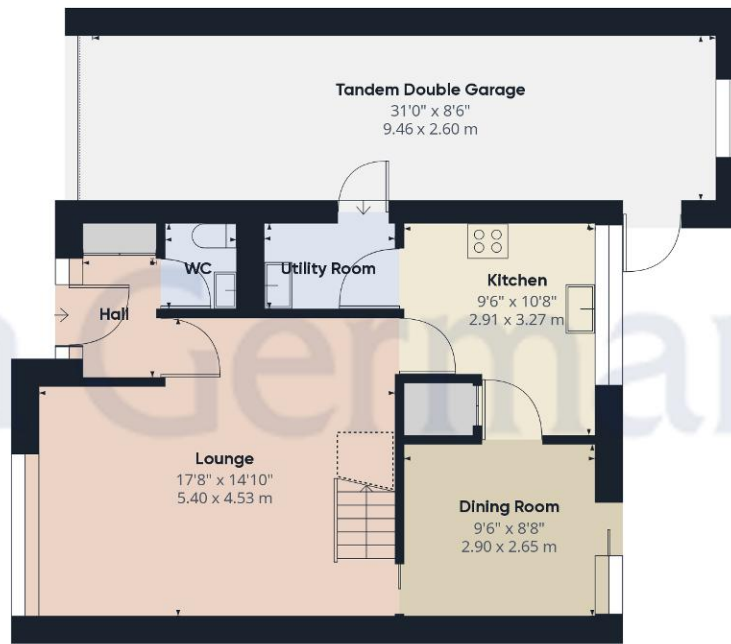
Local Authority/Tax Band: Lichfield District Council / Tax Band E

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

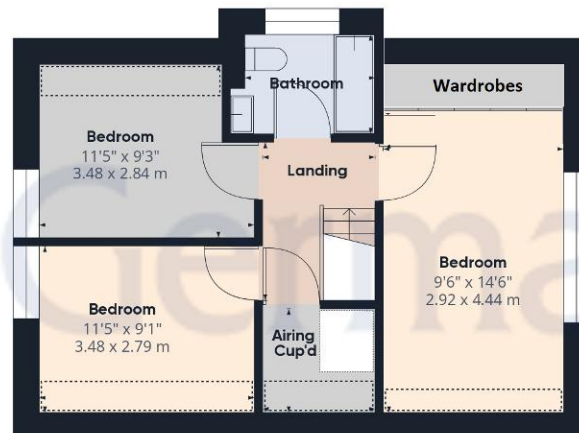
Our Ref: JGA11062024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1233.95 ft²

114.64 m²

Reduced headroom

69.69 ft²

6.47 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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