

Burton Old Road East

Lichfield, WS14 9HU



Superbly appointed and tastefully improved mid terrace cottage with a refitted bathroom, delightful lounge and lovely rear garden. Very easy access to Lichfield centre and Trent Valley.

£260,000



John German

This delightful property has gas fired central heating enhanced by uPVC double glazing and comprises;

Front door entrance leading to the delightful lounge which has a fire surround, laminate floor and front aspect window. A door leads through to the fitted breakfast kitchen which has a laminate floor and a range of base units together with a glazed white twin sink, extensive work surfaces, an integrated Whirlpool oven with four gas hob and there is a Worcester wall mounted gas central heating boiler which was replaced 5 years ago. A door leads off to a useful storage cupboard and there is a rear aspect window.

Rear lobby hall with outer door and built in cupboard with fridge/freezer space and a second built in cupboard with plumbing for a washing machine.

The newly refitted bathroom has a white suite comprising wash basin, WC, panel bath with shower and screen, each with adjacent wall tiling and there is also a tall mirrored cabinet and radiator.

First Floor

A small landing with a stair leading to the second floor. Bedroom one has a front aspect window and laminate floor. Bedroom two has a rear aspect window.

The second floor has a double bedroom with Velux front aspect window and useful eaves storage space.

Outside

To the rear of the property is a lovely garden with a lawned area, raised and stocked flower beds, a paved sitting area and there is a rear right of way for dustbin access.

Agents notes:

-The adjoining property at 79 Burton Old Road East is intending to add a ground floor single storey extension at the rear. Planning Reference details are: 24/00389/PNH.

-The fireplace has been boarded over but the gas supply is still within the fireplace and has been capped off.

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

Property construction: Standard

Parking: On road

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 B

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

Our Ref: JGA/20062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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Agents' Notes

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