

Fenn Croft

Lichfield, Staffordshire, WS13 6WH

John 
German





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£595,000

A distinctively designed, modern and characterful four bedroom detached house located on this sought after development, convenient for local amenities and the city centre.



Located towards the edge of Lichfield and approached from Limburg Avenue, Fenn Croft is a very pleasant modern development with landscaped open green areas close to hand and within a few minutes' walk of Cathedral Walk which allows you an ultra-attractive walking route into the city centre. Waitrose supermarket is also within a few minutes' walk.

The property is gas centrally heated and uPVC double glazed and offers a front main entrance and storm canopy that gives access to the attractive reception hall, off which lead all ground floor rooms including a two-piece fitted guest cloakroom and a useful cloaks storage cupboard together with bespoke understairs storage and Amtico style flooring. The main reception room is a light and bright through lounge with double doors to the rear garden and a bay window with fitted shutters to the front. There is a separate dining or family room that also has a front facing window with shutters fitted. The heart of this modern home is undoubtedly the modern contemporary breakfast kitchen which has direct access to the landscaped rear garden and has a full range of high gloss base and wall units, contrasting worktops, marble top centre island/breakfast bar, stainless steel sink unit and integrated appliances to include a double oven, gas hob, extractor hood, fridge/freezer, dishwasher and washer dryer.

The first floor landing gives access to the four bedrooms and family bathroom with the master bedroom being positioned to the front of the house and having bespoke built in wardrobes to two walls and access to its own three piece part tiled en suite shower room and WC. Bedroom two is a front facing double bedroom with two windows and built in over stairs storage cupboard. Bedroom three is also a front facing double bedroom with a bespoke range of built in wardrobes. Bedroom four is a good size single bedroom with a rear facing aspect. The family bathroom is a light and bright room with partial tiling and a white and chrome suite comprising bath, wash hand basin and low-level WC.

Outside, detached brick built single garage with driveway parking for three cars or so in front of. The property is accessed from the private drive which serves just this house and two neighbouring homes. The front garden borders are designed for minimal maintenance and the rear garden has been professionally landscaped to offer a wide stone paved patio area, quality built decking area for a table and chairs, astro turfing and privately fenced boundaries with gated side entrance.

Agents note: The private drive will come with a shared obligation to contribute to any future maintenance. There is a yearly estate green spaces charge currently at £135 or thereabouts per annum.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains. (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 E

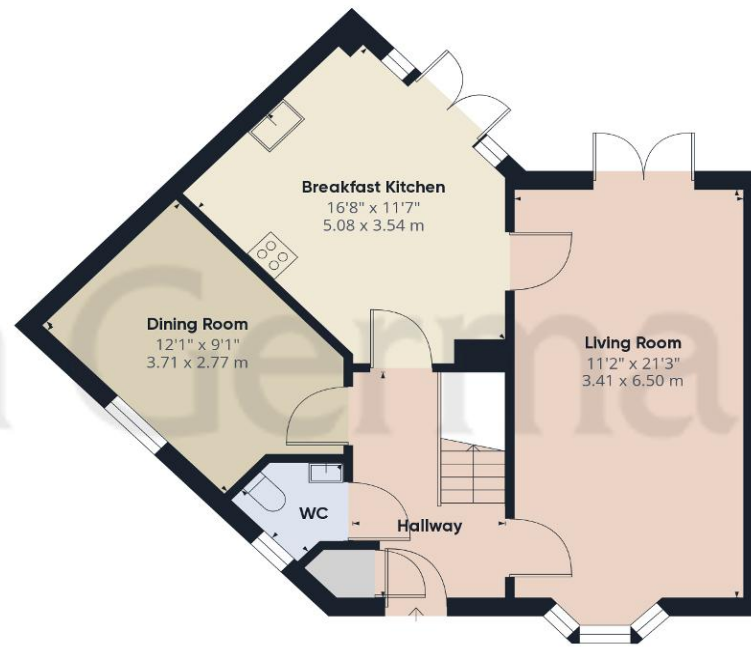
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03102024

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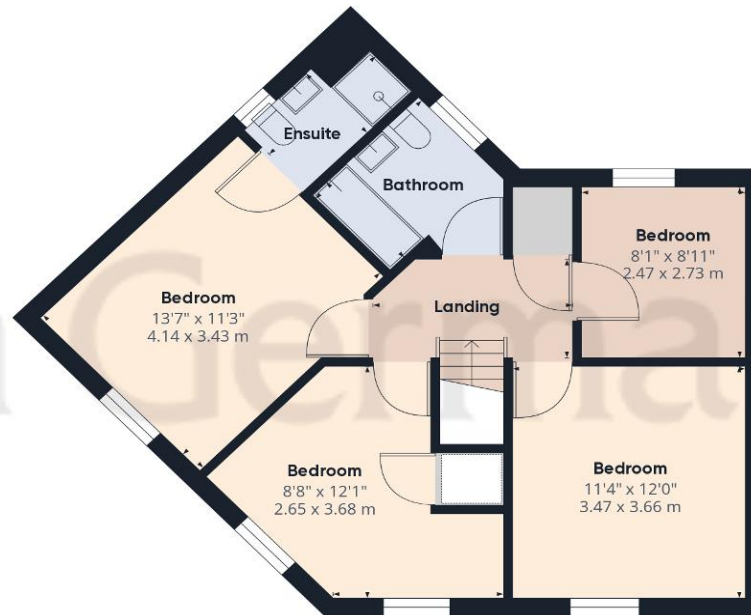




Ground Floor

Approximate total area⁽¹⁾

1271 ft²
118.08 m²



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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