


Netherstowe Lane

Lichfield, WS13 6BA



John German 



A traditional semi-detached family home located within a popular residential location within the cathedral city of Lichfield.

£275,000



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This traditional three bedroom semi-detached family home is situated on Netherstowe Lane, a popular and conveniently situated location within Lichfield. Lichfield's city centre is home to a range of boutique shops, cosy cafes, thriving markets, excellent schools and a fantastic selection of restaurants, bars and pubs. For commuters, Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 toll road. For local schooling this property falls into the catchment area for Charnwood Primary School and for secondary education its Nether Stowe School.

Internally the property comprises of a uPVC entrance door opening into an entrance vestibule that in turn has a wooden front door into the living room with carpeted stairs rising to the first floor landing, uPVC double glazed window to the front aspect, fireplace with brick surround and two ceiling light points. An archway leads into the dining room with glazed sliding doors leading out to the rear garden. From here a door opens into the kitchen which is fitted with a range of matching wall and base units with various integrated kitchen appliances. A door opens into the rear porch currently utilised as a utility space.

Upstairs there are three bedrooms and the family shower room, there are two generous double bedrooms and one smaller single bedroom ideal as a home office or even study. The family shower room comprises a tiled shower cubicle with electric shower, low level WC and a wash hand basin.

Outside to the front of the property is a lawned garden and a variety of shrubs and an adjacent block paved driveway leading to the single garage with up and over door.

To the rear of the property is a relatively low maintenance rear garden with a variety of plants and shrubs.

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:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: ADSL copper wire

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

Our Ref: JGA/28102024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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