

Wentworth Drive

Lichfield, WS14 9HN

John German



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£535,000

An executive style detached bungalow located on one of Lichfield most sought after address's on the popular south side of the city.



John German are delighted to offer to the market this attractive three bedroom detached bungalow set on one of Lichfield's desirable roads in a most sought after residential locations. This detached bungalow has been tastefully appointed and improved by the current owners offering three spacious bedrooms, two reception rooms and much more.

Lichfield city centre offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant. For local families this property falls into the catchment area for St. Michael's CofE(C) Primary School and for secondary education it's the highly regarded King Edward VI School.

Internally the property comprises of newly fitted composite entrance door opening into the entrance hallway with doors leading off into the three bedrooms, living room, kitchen, modern shower room and WC.

The spacious living room has bow windows to the front and rear aspects, carpeted flooring, various wall light points and a door leading off into the snug.

The snug is a versatile room which is currently utilised as a second reception room with uPVC double glazed French doors opening out to the rear garden and a door leading into the garage.

The kitchen has a superb range of matching wall and base units with worksurfaces over, a sliding breakfast bar and a range of integrated appliances include an oven, ceramic hob, extractor, microwave and fridge/freezer. A is a uPVC double glazed window and doors lead out to the rear garden.

There are three well-proportioned Bedrooms, the main bedroom having an excellent range of fitted furniture including wardrobes and chests of drawers, likewise bedroom two having fitted wardrobe space. These are served by the modern spacious family shower room having a large shower unit, low level WC, wash hand basin, spotlights to the ceiling and an airing cupboard. Lying adjacent is a separate WC also with a wash hand basin.

Outside to the front of the property is a large block-paved driveway providing off-road parking for various vehicles and access into the garage with electric up and over door along with power and lighting. Secure side access leads into the fully enclosed rear garden with a large paved patio seating area, lawn, a lovely summerhouse and a variety of established 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: Standard

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: Cable

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 F

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

Our Ref: JGA/28102024a

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.







Approximate total area⁽¹⁾

1342.37 ft²

124.71 m²

(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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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