



John German 

An attractive semi-detached family home offered to the market with no upward chain located in the cathedral city of Lichfield.

£350,000



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John German are delighted to offer for sale this traditional style semi-detached home superbly located on the highly sought after Redlock Field, a very established cul-de-sac of houses and bungalows located just off Chesterfield Road. It is within approximately half a mile of the city centre, schools for all ages and the City rail station providing direct links to Birmingham and other destinations. Lichfield City centre is home to a range of boutique shops, cosy cafés, markets, pubs and a variety of restaurants, picturesque Beacon Park, various highly rated primary and secondary schools.

Internally the property comprises of an entrance door opening into the welcoming hallway with solid wooden flooring and carpeted stairs rising to the first-floor landing. An internal door opening into living room with the same solid wooden flooring flowing throughout and a uPVC double glazed window to front aspect. An opening leads into the welcoming kitchen/diner fitted with a range of matching wall and base units with wooden worksurfaces over, Belfast sink, AEG oven with five ring gas hob, useful understairs storage cupboard ideal as a pantry, a door leading into the utility and bi-folding doors opening out to the rear garden. The utility room has space and plumbing for a washing machine, window and door to the rear garden plus a door opening into the garage.

Upstairs there are three bedrooms, two spacious doubles and one smaller single room ideal as a home office or study. All share the the modern family bathroom having windows to the side and rear aspects, an L-shaped bath with shower over, low level WC, wash hand basin and spotlights to the ceiling.

Outside to the front of the property is a driveway providing off-road parking for several vehicles leading to the garage with an adjacent lawned garden. To the rear of the property is a paved patio seating area with lawn beyond and a variety of plants, trees 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: 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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/16012025

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		
69-80	C		
55-68	D	59 D	77 C
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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