

Harwood Road
Lichfield, WS13 7PP



John German 



John German are delighted to offer to the market this traditional semi-detached family home located in a popular residential location.

£280,000



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Located just off Curborough Road in this established residential area is this traditional three bedroomed semi-detached house that offers still much further potential (subject to planning) to be extended to the side or rear. In addition to the standard layout, this house offers two reception rooms, a garage and separate workshop. 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 entrance door leading into the porch with doors opening into the welcoming hallway with stairs rising to the first floor landing and doors leading off into the living room and kitchen. The living room is positioned at the front of the property and has two UPVC double glazed windows to the front aspect, carpeted flooring and a ceiling light point. The kitchen is fitted with matching wall and base units with laminate worksurfaces over and space for various freestanding kitchen appliances, from the kitchen there is a UPVC door leading out to the side of the property and an internal door leading into the second reception room currently used as a dining room.

Upstairs there are three bedrooms, two generous doubles and one smaller single ideal as a home office or study, all of which are serviced the modern family bathroom, with separate WC.

Outside to the front of the property there is a lawned front garden with driveway providing off-road parking for two vehicles and to the left hand side of the property is a further small garden space, there is access into the garage, and to the rear of the property is an enclosed garden laid mainly to lawn with a variety of plants and shrubs along with a door providing access into the outdoor workshop.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

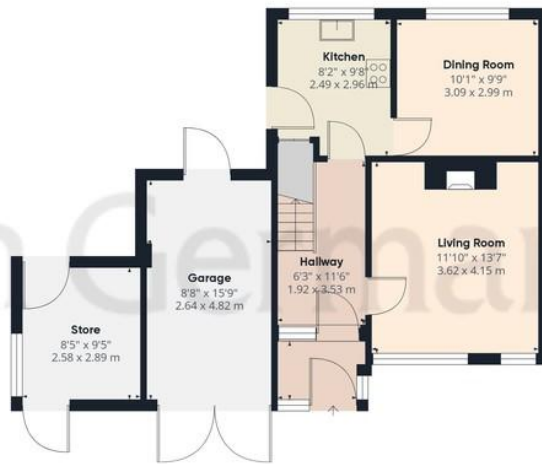
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band C

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

Our Ref: JGA21012025

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.



Ground Floor



Floor 1

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Approximate total area^m
1071.24 ft²
99.52 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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