

Daffodil Drive

Streethay, Lichfield, WS13 8NX



John German 




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A show home standard semi-detached family home located on a popular residential development in Streethay.

£335,000



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John German are delighted to offer to the market this superbly presented semidetached family home which has been beautifully decorated and furnished by the current owners. It enjoys a delightful position on the modern development of homes in Streethay, popular for all ages with its open green spaces, catchment for the newly opened Streethay Primary School, the A38 and the city centre itself. Take a scenic walk around Stowe Pool and along the cobbled streets of Lichfield where there are a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants and pubs. For commuters, Lichfield Trent Valley rail station is just a short walk away that has a direct service to Birmingham New Street and offers regular services to London Euston.

Internally, the property features an entrance door leading into a spacious hallway with carpeted stairs rising to the first floor landing. Internal doors lead off the hallway to the guest cloakroom and the open-plan kitchen/dining/living area. The guest cloakroom comprises of a low level WC, wash hand basin, tiled flooring, ceiling light point and a UPVC double glazed window to the front aspect. The heart of the home is the impressive open plan kitchen/dining/living space designed with modern family living in mind, creating a superb space for entertaining family & friends. There is feature panelling to one wall, carpeted flooring, French doors leading out to the rear garden, and a modern kitchen fitted with a range of matching hi-gloss wall and base units with laminate worksurfaces, inset stainless steel sink with drainer, integrated Indesit fridge freezer, integrated Indesit washing machine, integrated Bosch dishwasher, Hotpoint oven, Hotpoint gas hob, Hotpoint extractor fan, spotlights in the ceiling and a UPVC double glazed window to the front aspect.

Upstairs there are three well-proportioned bedrooms two generously sized double bedrooms and one smaller single bedroom ideal as a home office or nursery. The master bedroom benefits from its own en-suite shower room and fitted wardrobes and the other two bedrooms are serviced by the modern family bathroom. The loft is boarded and has lighting and a ladder.

Outside to the front of the property is a tarmac driveway providing off-road parking for two vehicles and a small lawned garden with bin store and a paved path leading to the front door. To the rear of the property is a landscaped fully enclosed garden with a paved patio, outdoor lighting and astroturf lawn.

Agents note: There is an annual estate charge of £230.

PLEASE NOTE THE GARDEN PHOTOS WERE TAKEN BY THE SELLERS PREVIOUSLY IN THE SUMMER MONTHS.

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 - Potterton promax ultra combo boiler

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

Broadband type: Fibre

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

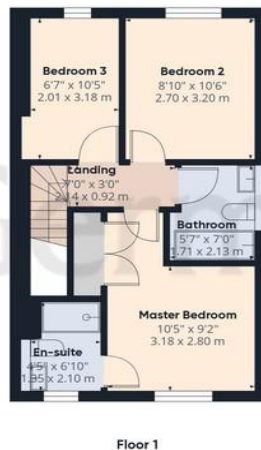
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA22012025

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.



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Approximate total area[®]
805.03 ft²
74.79 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

 arta
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APPROVED CODE
TRADING STANDARDS UK

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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.

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