

St. Michael Road

Lichfield, WS13 6SL

John  
German



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# St. Michael Road

Lichfield, WS13 6SL

Offers Over £400,000

A well presented and extended semi-detached family home located in a popular residential location within Lichfield.



John German are delighted to offer to the market this beautifully appointed and extended three-bedroom semi-detached family home situated on St. Michaels Road in Lichfield. This family home occupies a lovely position overlooking a green area to the front, situated in a very convenient location for the local primary school, and being within walking distance of Stowe Pool, amenities and Lichfield city centre. Lichfield's historic city centre is home to a range of boutique shops, cosy cafes, thriving markets 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.

Internally the property comprises uPVC entrance door opening into the generously sized entrance porch which in turn has a door opening into the entrance hallway with carpeted stairs rising to the first floor landing. From the hall, an oak door opens into the generously sized lounge which has a cosy log burner stove within recessed surround and oak mantle beam, herringbone effect flooring, spotlights to the ceiling, a door into the kitchen and an opening leading into the spacious dining room. The dining room features herringbone effect flooring, exposed timber beam, spotlights to the ceiling, uPVC double glazed window, French doors out to the rear garden and a door out to the side of the property. A large opening leads into the modern re-fitted kitchen having an extensive range of matching wall and base units with wooden worksurfaces over, tiled splashbacks, a range of integrated kitchen appliances and a breakfast bar unit.

The first floor landing has a front aspect window overlooking the driveway and open green area in front of the house, oak veneered doors to all rooms and access to the loft. Bedroom one is a rear aspect double room with carpeted flooring and a uPVC double glazed window to the rear aspect. Bedroom two is a further double sized rear facing room and bedroom three is a good sized single room with front facing aspect. The family bathroom includes a bath with matt black rainfall shower over, low level WC, wash hand basin/vanity unit and matt black heated towel rail.

Outside to the front of the property are wooden gates opening into the recently laid block-paved driveway providing ample off-road parking and access into the garage with up and over door. To the rear of the property is the very generously sized enclosed garden, decked seating area, garden shed and summer house.

**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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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 C

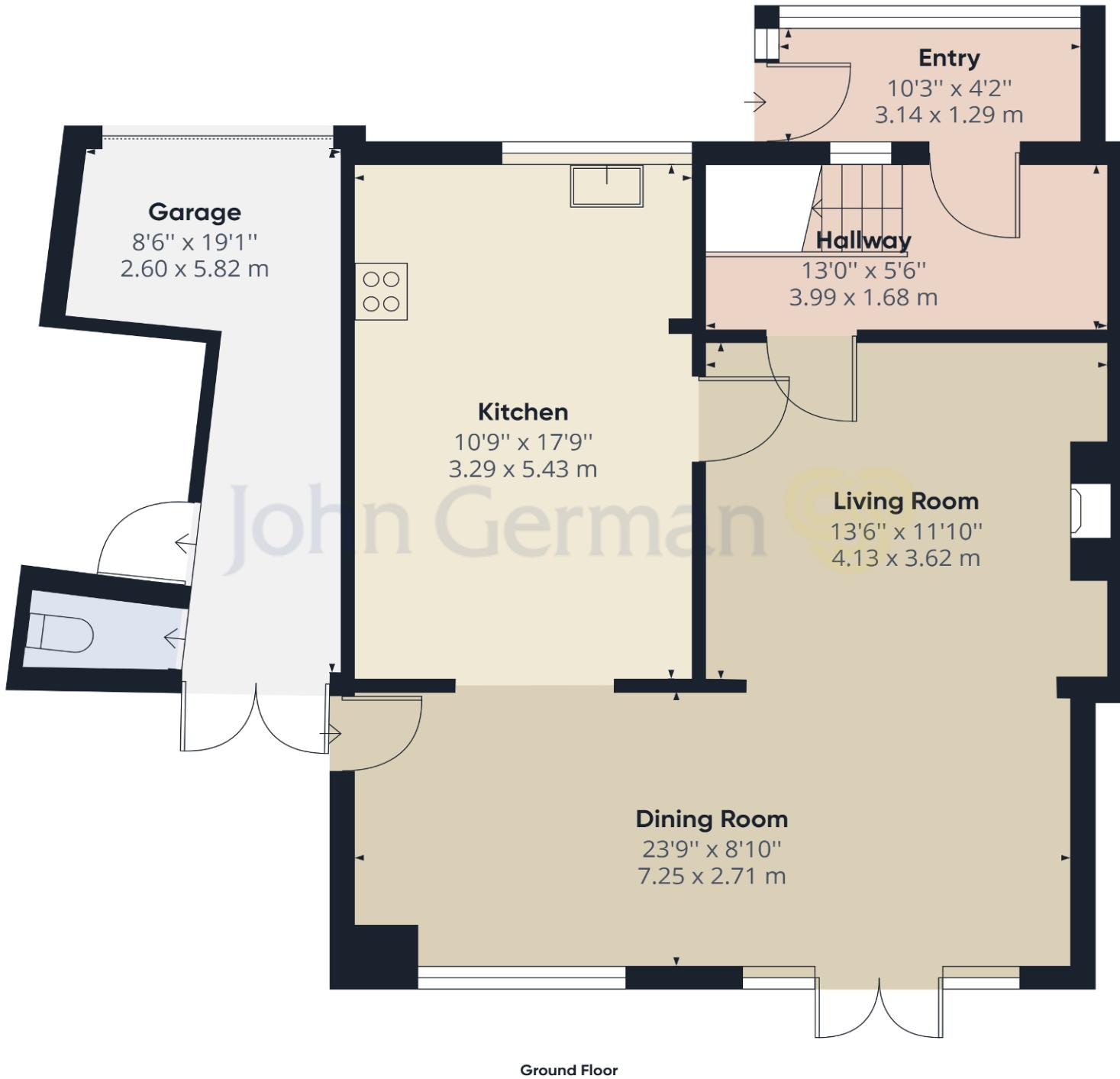
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/29012025







Approximate total area<sup>(1)</sup>

835.44 ft<sup>2</sup>  
77.61 m<sup>2</sup>

(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.

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#### Agents' Notes

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#### Referral Fees

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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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#### John German

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