



John German



An attractive and modern three-bedroom end of terrace family home situated on a delightful corner plot within a popular development of modern homes.

£375,000

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This attractive three-bedroom family home is located on Lowther Street within a popular development of modern homes situated just off Birmingham Road in Lichfield. The city centre offers a range of amenities including boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road.

The family home comprises of a front facing composite entrance door opening into the welcoming hallway, featuring stylish wooden effect flooring, a useful storage cupboard, doors off to the guest WC, kitchen/diner, and living room, and carpeted stairs rising to the first-floor landing. The warm and inviting living room has a uPVC double glazed window to the front aspect, uPVC double glazed French doors opening out to the rear garden, carpeted flooring, and two ceiling light points.

The impressive open plan kitchen/diner has an upgraded kitchen fitted with a range of matching hi-gloss wall and base units, including a pull out pantry-style cupboard and soft-close cabinets, and a range of integrated kitchen appliances. There is a wooden effect flooring, spotlights to the ceiling, and dual aspect windows filling the space with natural light, including two uPVC double glazed windows to the side aspect and one to the front. Completing the ground floor is the guest cloakroom fitted with a low level WC, wash hand basin with chrome mixer tap and tiled splashback, ceiling light point, wooden effect flooring, radiator, and ceiling light point.

Upstairs there are three well proportioned bedrooms. The impressive master bedroom has carpeted flooring, two uPVC double glazed windows - one to the front aspect and one to the side aspect, ceiling light point, and access to the en-suite shower room which comprises of a low-level flush WC, wash hand basin, chrome style heated towel rail, spotlights to the ceiling and a walk-in shower enclosure with an Aqualisa shower. The second bedroom is an additional double bedroom with carpeted flooring, ceiling light point and dual aspect windows to the front and side aspect. Bedroom three is a further well-proportioned bedroom with carpeted flooring, ceiling light point and uPVC double glazed window to the side aspect. The family bathroom features a bath with chrome shower over, low-level WC, wash hand basin, chrome style heated towel rail, spotlights to the ceiling, and a side facing obscured uPVC double glazed window.

Externally, the property sits on an attractive corner plot. To the front of the property is a double-length driveway providing off-road parking for two vehicles, leading to the single garage with power, lighting and an up and over door. A side gate gives access to the rear garden, which is mainly laid to lawn, with a patio seating area, outdoor tap and a pathway leading to the rear gate.

Agents notes: The property benefits from the remainder of its NHBC warranty. It is quite common for some properties to have a Ring doorbell and internal recording devices. An annual service charge will be applicable from 2026 however the amount is yet to be confirmed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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: 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

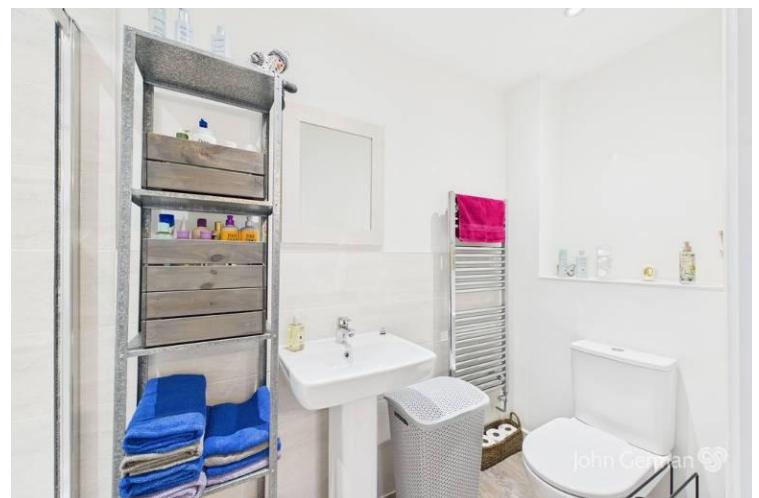
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19012026

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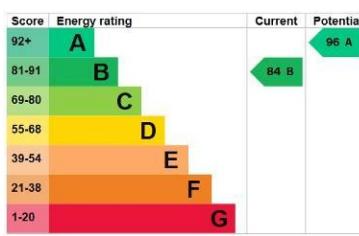
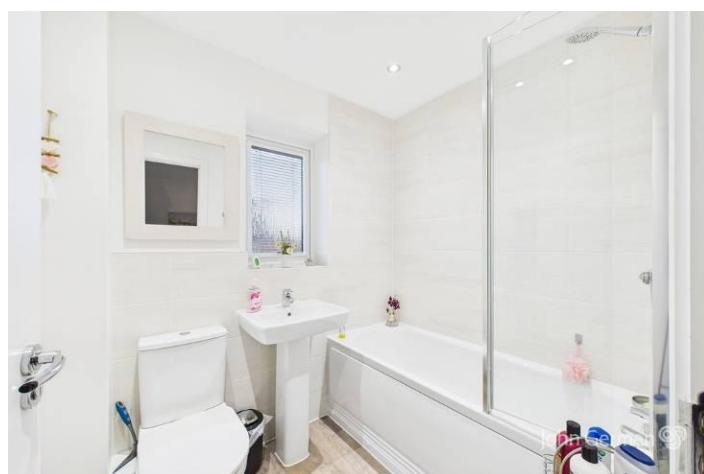
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Agents' Notes
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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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