

# Spring Lane

Whittington, Lichfield, WS14 9NA

John German





# Spring Lane

Whittington, Lichfield, WS14 9NA

Offers Over £375,000

An impressive and largely improved semi-detached family home backing onto the Coventry canal situated in the highly popular village of Whittington.



An exciting opportunity to purchase this attractive three-bedroom semi-detached family home located on Spring Lane in Whittington with the rare benefit of backing directly on to Coventry Canal and all the benefits 'canal side living' brings. Whittington has always been a sought-after village, semi-rural but very conveniently placed all the same for nearby Lichfield and Tamworth. The village still retains amenities including a Co-op store and other retailers, two village pubs, primary schooling, a village hall and St. Giles Church. For local schooling, this property falls into the catchment area for Whittington Primary and Nursery School situated on Common Lane in Whittington and for secondary education its King Edward VI School in Lichfield. The nearby cathedral city of Lichfield is home to a range of boutique shops, cosy cafes, thriving markets, excellent schools 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; A composite entrance door opens into the welcoming hallway with wooden style flooring, spotlights to the ceiling, carpeted stairs rising to the first-floor landing plus oak veneered doors leading off to the garage store, downstairs shower room, living room, understairs storage cupboard. The former garage has been converted to offer a storage area accessible from either the inner hallway or at the front of the property via an electric roller door, having power, lighting and various storage space.

The modern ground floor shower room comprises a walk in double shower unit with electric shower, low level WC, wash hand basin with tiled splashback, chrome style heated towel rail and spotlights to the ceiling.

The light and inviting living room has wooden style flooring, feature electric fireplace, both wall and ceiling light points, and an opening into the dining room with uPVC double glazed sliding doors opening into the conservatory and a door opening into the kitchen. The re-fitted kitchen has a range of matching high gloss wall and base units with fitted worksurfaces over and glass splashbacks, undercabinet lighting and a variety of integrated kitchen appliances. There are spotlights to the ceiling along with a window and door to the rear aspect opening out to the garden.

Upstairs there are three well-proportioned bedrooms, two generous doubles both with fitted wardrobes and one smaller single bedroom that are all serviced by the re-fitted modern family bathroom comprising of a bath with shower over, low level WC, wash hand basin with a fitted vanity unit, spotlights to the ceiling and a large obscured uPVC double glazed window to the rear aspect.

Outside to the front of the property is a good sized driveway giving access into the garage store having an electric roller door. To the rear of the property is the most amazing garden laid mainly to lawn, with a paved patio seating area providing a lovely space for entertaining family and friends. Towards the end of the garden are the most amazing views over the Coventry canal with a gate opening out to a decked seating area providing a perfect space to relax and unwind whilst overlooking the canal.

**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:** Mains 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 C

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

**Our Ref:** JGA/250326







Ground Floor

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

1056 ft<sup>2</sup>

98.2 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1





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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### 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.

AWAITING EPC MEDIA

#### John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



