

Whitehouse Drive

Lichfield, Staffordshire, WS13 8FE

John
German





Whitehouse Drive

Lichfield, Staffordshire, WS13 8FE

Offers over £350,000

This beautifully presented family home is located on the popular Darwin Park development. It falls within Christchurch Primary School catchment area and is within easy reach of Waitrose amongst further excellent local facilities in Lichfield City centre.



The property comprises a welcoming entrance hallway with downstairs WC off, and a study currently being used as a home office but could easily be used as a fourth bedroom.

The excellent high specification kitchen/diner has porcelain tiled floor and an excellent range of grey gloss wall and base units with white ceramic tiled splashbacks and under counter lighting. Integrated appliances include a Zanussi double oven and induction hob with extractor above, a dishwasher and a Beko washing machine. There is space for an American style fridge freezer and a door leads to the rear garden.

Return to the hall and ascend the stairs to the first floor that leads to a light and inviting rear facing lounge that has French doors onto a Juliet balcony.

Also on this floor is a spacious double bedroom with a built-in storage cupboard and its own ensuite shower room.

Stairs rise to the second floor that has two useful airing cupboards and leads to the master bedroom with excellent wardrobes and a recently refitted ensuite shower room fitted with a three-piece suite including WC, sink with vanity unit, a double shower cubicle with power shower plus a chrome towel radiator.

There is a further double bedroom on this floor plus the family bathroom fitted with a three-piece suite.

Outside

The property has the benefit of off-road parking and a single garage. The rear garden has a decked seating area with lawn beyond having beautifully planted borders and an adjacent paved area with further planted bed packed with mature shrubs. Gated side access.

This property makes a fantastic family home being in the catchment areas for Christchurch Primary and Friary School. It is only 0.3 miles from Waitrose and 1 mile from Lichfield City station.

Note

Access to the garage is over a shared drive to the side of the property.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

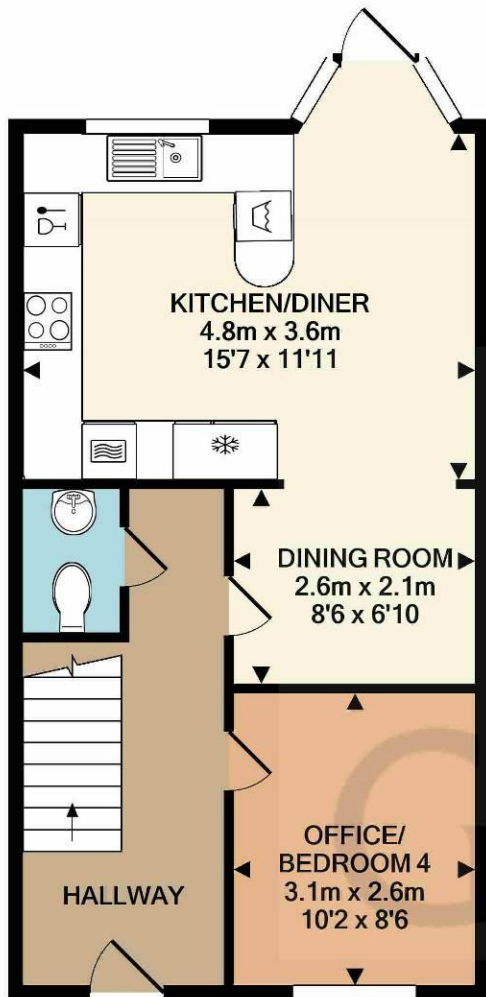
Useful Websites: www.environment-agency.co.uk www.lichfielddc.gov.uk

Our Ref: JGA/25062020

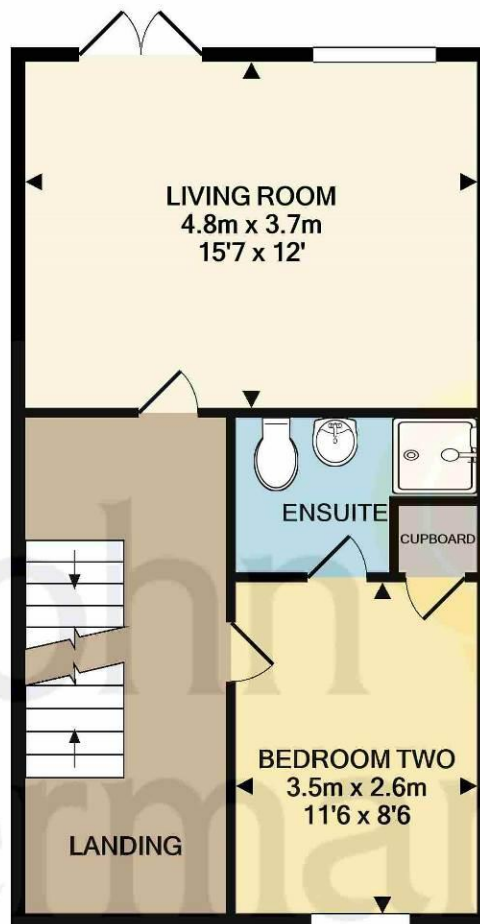
Local Authority/Tax Band: Lichfield District Council / Tax Band E



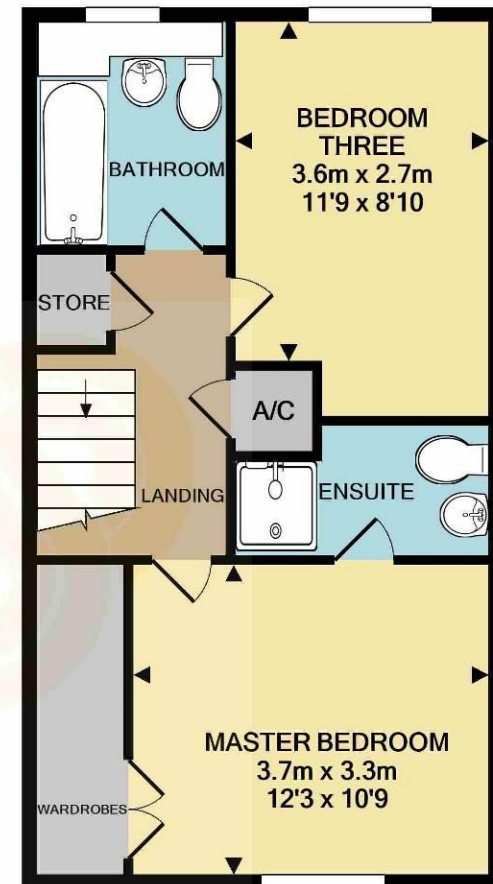




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



John German

29 Bore Street, Lichfield, Staffordshire, WS13 6LZ

01543 419121

lichfield@johnngerman.co.uk



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

JohnGerman.co.uk Sales and Lettings Agent

