

Crecy Place

Lichfield, Staffordshire, WS14 0GD



Not only a sought after location just off Chesterfield Road and about half a mile from Lichfield's Cathedral City centre, but also offering superbly appointed three bedroomed accommodation with two bathrooms.

£269,950



John German 

This superbly presented and welcoming property is set in a now established residential location with three local railway stations serving Sutton Coldfield and Birmingham within a 10 minute drive.

The gas central heated accommodation is enhanced by uPVC double glazing and begins with the entrance hall which has a laminate floor, stairway leading to the landing and a guest's cloakroom with matching laminate floor, corner wash basin and w.c.

The comfortable lounge has a laminate floor, a feature fireplace, and opens to the full width dining kitchen that has been completely refitted and has a superb range of base and wall cupboards (all soft close), two hidden corner units, extensive work surfaces, stainless steel sink, integrated oven, grill, four gas hob and extractor and ceiling spotlights. A tall unit has space and plumbing for a washing machine and houses the Intergas gas central heating boiler which was new in 2017. The breakfast area has large storage cupboard leading off and double doors leading out to the wide rear patio.

On the first floor the landing has loft access via a folding ladder to a boarded storage space and there is a very large clothes cupboard. The master bedroom has a wide built in wardrobe and second large wardrobe plus an en suite with tiled power shower, w.c, wash basin, tiled floor, fully tiled walls and chrome heated towel rail. Bedrooms two and three overlook the rear and the main bathroom has fully tiled walls and floor, a large walk-in power/massage shower, w.c, wash basin, adjacent fitted cupboards and a chrome heated towel rail.

Outside

To the front of the property is a wide two car tarmac driveway and a side gated entry leading to the rear that has immaculately presented gardens with full width paved patio, neat artificial grass wide lawn, further raised decking and seating area plus a large timber garden shed.

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

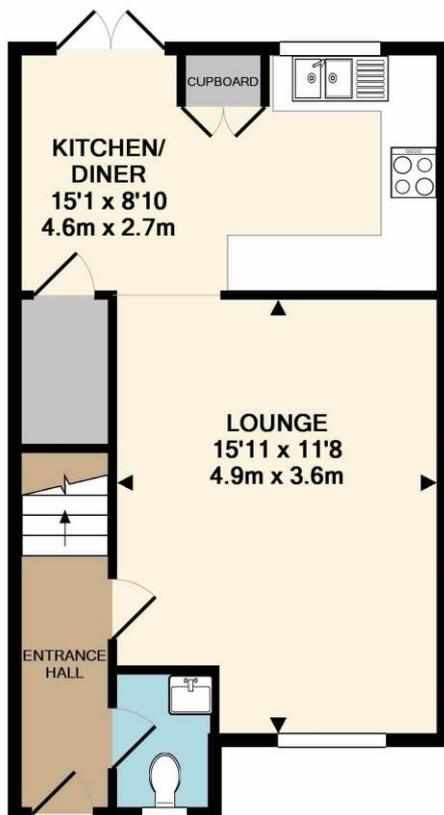
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

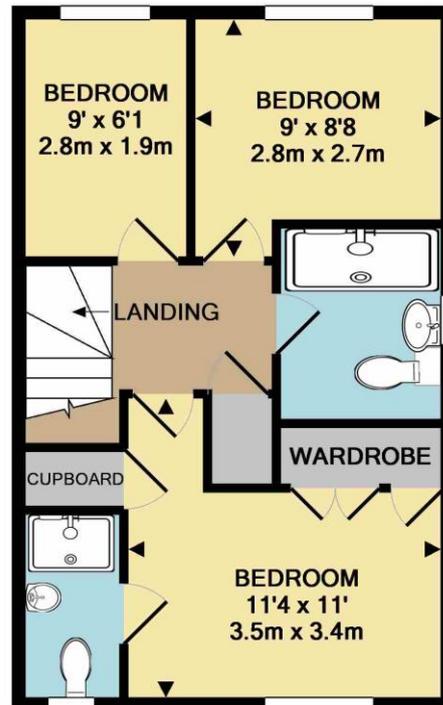
Useful Websites:

www.environment-agency.co.uk www.lichfielddc.gov.uk

Our Ref: JGA/160419



GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)

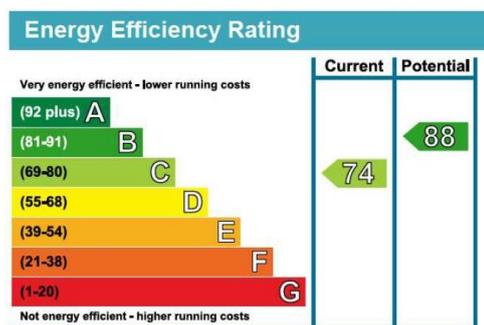
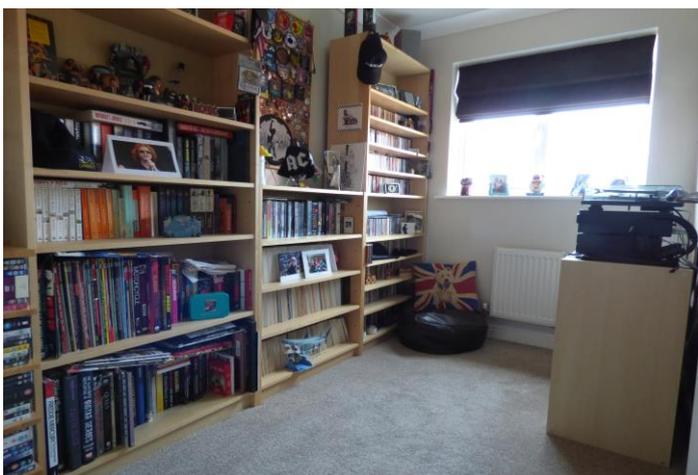


1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)

5 CRECY PLACE, LICHFIELD, WS14 0GD
TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)

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





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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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