

Weston Road

Lichfield, Staffordshire, WS13 7EQ

John 
German







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£425,000

Lots of space, lots of character, lots of further potential! Popular Lichfield location, walkable to local shops and amenities, Beacon Park and the city centre.

Set well back from the roadside behind a privately screened front garden and multiple parking driveway, this traditional semi detached house has been much extended and improved by the current owner and whilst offering generous overall space, now provides an opportunity for purchasers to tweak the design and style to their own individual requirements. Many traditional features have either been retained or introduced to the property to create a truly individual home. It also benefits from a substantial and private rear garden.

A traditional part glazed front main door leads you into the entrance hall, off which leads the stairs to the first floor and entrance into the front facing sitting room that has a bay window, log burning stove and a storage recess under the stairs. Leading off the sitting room is a modern fitted kitchen with a range of cream fronted storage units, contrasting worktops, stainless steel sink unit, built in cooker, hob and extractor hood, space for a fridge freezer and space for a breakfast table and chairs. There is also a walk in storage cupboard that leads off the kitchen.

A half glazed door leads off the kitchen into a highly characterful dining/garden room with feature iron framed small paned windows, tiled floor, ceiling fitted skylights, access door leading into the rear garden. From this room there is access to a guest/garden WC with an original high level cistern. Adjacent to the garden/dining room is canopied outdoor area with double gates that lead into the garage and access into a large utility room that is currently used and fitted with a secondary kitchen and utility room.

On the first floor, a centre landing gives access to the four double bedrooms and bathroom, in addition to hatch access to a large boarded loft space with fitted skylight and dormer window that subject to survey, modification and necessary consents, offers potential as a loft bedroom. All four bedrooms are of excellent double size, two face out to the front garden and two bedrooms overlook the rear garden. Easily accessible to all bedrooms is the family bathroom that is fitted with a traditional white and chrome suite together with partial tiling to include a bath, corner shower cabinet, wash hand basin and low level WC.

Outside, extra large garage/home workshop area with two sets of double doors to the front and a further set to the rear. The workshop area, though not shown in the accompanying images, is remarkable large and very well appointed. It is extensively insulated, has a dedicated electrical ring main, fitted high level cabinets for plenty of storage and boasts circa 65 square metres of floor space. It can easily accommodate three cars with plenty of space for work benches and tools. Alternatively, this area could be used for a studio, large hobby workshop, classic car restoration projects or even a home business.

Driveway parking to the front of the house, together with privately hedged boundaries and a variety of trees and shrubs. The rear garden is private in its outlook with a mixture of hedged and fence boundaries, together with a large lawn and several storage sheds (a section of the rear garden does not as yet appear on the Title Plan for this property, but negotiations are in hand for its outright purchase and transfer that will be passed onto the new owners).

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.

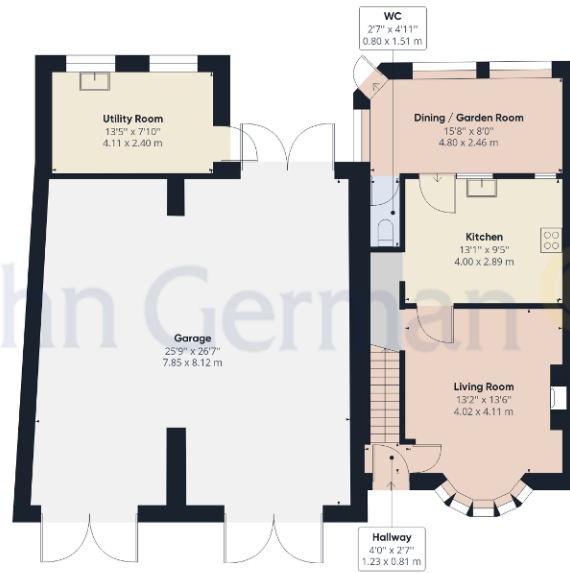
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02112023

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

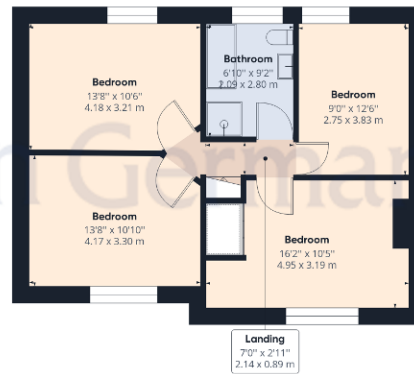






Ground Floor

Approximate total area⁽¹⁾
 1948.65 ft²
 181.04 m²



Floor 1

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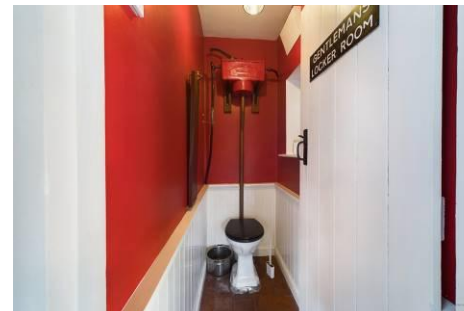
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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