

Weston Road
Lichfield, Staffordshire, WS13 7NT



A traditional and characterful three bedroom semi detached house with southerly facing garden, off road parking and lots of further potential to extend (STPP).

£260,000



John German

Built in the days when a good sized garden was a standard offering, this traditional semi detached house is located in a popular and convenient area of Lichfield that is within a walking distance or short drive of the city centre and very conveniently placed for schools and local neighbourhood shops. There is much untapped potential (STPP) to extend the property and create a really impressive family home.

The accommodation is gas centrally heated and uPVC double glazed and offers an enclosed storm porch entrance that then leads into a spacious front facing lounge with stairs leading off to the first floor, timber style floor and a feature log burning stove.

Leading off the lounge is a spacious rear facing dining kitchen which has a southerly aspect and garden views, tiled floor, a range of timber faced base and wall units, contrasting worktops and splashback tiling, inset stainless steel sink unit, built in cooker and extractor hood, wall mounted gas central heating boiler, appliance space for a fridge/freezer and original shelved pantry store.

Leading off the kitchen is a small rear entrance lobby and store cupboard and access in turn to a utility room with a further range of base and wall units, worktop and sink unit and appliance space for a washing machine and tumble dryer over.

The first floor landing has a stripped pine balustrade and original panelled doors to all rooms. The master bedroom is an excellent sized front facing double room with a full length range of built in wardrobes. Bedroom two is a double sized rear facing room and bedroom three is a single sized bedroom with front facing aspect.

The family bathroom has full height tiling and a white and chrome suite to comprise bath with electric shower over, low level WC and wash hand basin.

Outside, gravelled driveway to the front of the house providing parking space for several cars together with a shrubbery stocked fore garden with slate shale beds and a privet hedge front boundary.

The southerly facing rear garden is privately fenced and offers a combination of a paved patio and pathway, lawn and shrubbery borders. In addition, there is a good sized useful garden store. If desired and subject to any necessary approvals, there is potential to create rear garden parking or erection of a garage as there is vehicular access from a neighbouring site of lock-up garages that lead off The Garth.

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:** Drive

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 B

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

Our Ref: JGA/09082024

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Ground Floor



Floor 1

John German

Approximate total area[®]

843.89 ft²
78.4 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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