

Weston Road

Lichfield, WS13 7PA



Offered to the market with no upward chain is this extended traditional semi-detached family home with attractive and well maintained front and rear gardens.

£285,000



John German

John German are delighted to offer to the market this well-kept three bedroom semi-detached home, being offered to the market with no onward chain offering a perfect opportunity to purchase a well-proportioned semi-detached family home, with an extended kitchen, open plan lounge/diner and attractive front and rear gardens. When looking to purchase your new home, often a quiet location with a good choice of local schools is a key factor when deciding where to live, and this property falls within the catchment area of Chadsmead Primary Academy and for secondary school, the catchment is for The Friary School. The Cathedral City of Lichfield is home to a range of boutique shops, cosy cafes, thriving markets 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 of entrance porch with UPVC entrance door with wooden internal door opening into the welcoming hallway with carpeted stairs and flooring leading to the first floor landing and internal doors leading off into the lounge/diner and kitchen. The open plan lounge/diner is a spacious reception room with UPVC double glazed window to the front & rear aspect, two ceiling light points and carpeted flooring. The extended kitchen has a range of matching wall and base units with work surfaces over, there is an inset stainless steel sink with drainer and mixer tap over, and space for various freestanding kitchen appliances, in addition to the kitchen there is a useful breakfast bar area, window to the rear aspect, and a UPVC door to the side aspect leading to the side hallway. From the side hallway there is a door leading into the garage, a door into the WC, a useful store room and separate utility along with a door leading out to the rear garden.

Upstairs there are three well proportioned bedrooms, two double bedrooms and one smaller single bedroom ideal as a home office or study, all of which are serviced by the family shower room.

Outside to the front of the property is a large lawned front garden with a variety of plants and shrubs and a large driveway providing ample off-road parking for various vehicles and access into the garage. To the rear of the property is a large block paved patio seating area, lawned garden, outdoor garden store, along with two greenhouses.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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: JGA02042025

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.



John German

Approximate total area⁽¹⁾
1283.49 ft²
119.24 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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 RICS

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 The Property
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TRADING STANDARDS.UK

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

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 any 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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