



A superbly presented and extended semidetached family home ideal for first time buyers and families.

Offers Over £325,000





This extended and superbly presented three bedroom semi-detached family home is located on Wheel lane in Lichfield, a popular spot for all ages with it only being a short walk from the historic Lichfield Cathedral and nearby city centre with its range of boutique shops, cafes, bars, restaurants and pubs, together with scenic walks around Stowe Pool and the renowned Beacon Park. Lichfield is well placed for commuters with nearby road links including the A515, A38 and M6 toll roads, plus the two railway stations located in the city of Lichfield which offer services to Birmingham, London, and beyond. For local schooling, the property lies within the catchment area for Chadsmead Primary Academy and for Secondary it is the well-regarded Friary High School. Also, Lichfield Cathedral School is only a short walk away.

A beautifully presented three bedroom semi-detached property which has been extended to create two generous reception rooms along with a larger than average landscaped rear garden. The composite entrance door opens into the welcoming hallway with laminate wooden effect flooring and doors off into the living room and guest cloakroom. The guest cloakroom comprises of a low level WC, wash hand basin with tiled splashback and an obscured UPVC double glazed window to the rear aspect.

The warm and inviting living room has a double glazed deep square bay window to the front aspect, laminate wooden effect flooring, feature cast iron multi-fuel burner stove on a granite hearth, carpeted stairs leading to first floor and a door leading into the kitchen.

The kitchen is fitted with a range of matching wall and base units with contrasting work surfaces, tiled splashbacks, stainless steel one and a half bowl sink and drainer, integral electric cooker with gas hob and extractor hood over, space for dishwasher, fridge/freezer, washing machine, laminate flooring, UPVC double glazed French doors leading to patio, double doors leading to dining room and double glazed window to rear aspect. The extended space has created a fantastic versatile second reception room ideal as a dining room or even snug or home office, having double glazed window to the rear, laminate flooring, vaulted ceiling with spotlights, and double doors leading to a small gravelled courtyard/store.

Upstairs, there are three well proportioned bedrooms, two doubles and one single bedroom, which would alternatively be ideal as a home office or study. The family bathroom comprises low level WC, wash hand basin, bath with mixer tap and shower over and an obscured UPVC double glazed window to the front aspect.

To the front of the property is an attractive low maintenance front garden with low level shrubs and path leading to the front door. To the rear of the property is a well tended rear garden which includes a full width patio area, border wall and steps leading to a lawned area with perennial border. Accessed from Bell Close, the garage has up and over doors, lighting and power, along with a parking space in front.

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 & garage

Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/02062025

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John German 🧐





Agents' Notes

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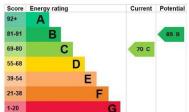
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John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL 01543 419121

lichfield@johngerman.co.uk





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JohnGerman.co.uk Sales and Lettings Agent