

# Wheel Lane

Lichfield, WS13 7QW



An attractive mews style family home situated within a popular location within Lichfield offered to the market with no onward chain.

£265,000



John German

This three bedroom mews style 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.

Internally the property comprises entrance door opening into the hallway with doors off into the guest WC and living room.

The spacious living room has carpeted flooring, UPVC double glazed bay window to the front aspect, carpeted stairs rising to the first floor landing and a door opening into the dining room.

The dining room has wooden effect laminate flooring, aluminium glazed sliding doors leading out to the rear garden and an archway leading into the kitchen.

The kitchen is fitted with a range of matching wall and base units with tiled splashbacks and laminate work surfaces over, inset sink with drainer, oven with four burner gas hob and space for various freestanding kitchen appliances.

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 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 low maintenance fully enclosed garden. To the right hand side of the property is a parking space and garage with up and over door.

**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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/17062025

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Approximate total area<sup>®</sup>

742 ft<sup>2</sup>  
69 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

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PROTECTED

The Property  
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APPROVED CODE  
TRADING STANDARDS UK

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

## Agents' Notes

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