

Wolsey Road
Lichfield, WS13 7QH



An attractive two-bedroom semi-detached family home located on Wolsey Road within the cathedral city of Lichfield.

NO UPWARD CHAIN

£259,500



John German

A superb opportunity for a first-time buyer, downsizer, or investor to purchase this charming two-bedroom semi-detached property located on Wolsey Road in Lichfield. The cathedral city of Lichfield is home to a selection of boutiques, shops, cosy cafes, markets, pubs and a vast selection of restaurants. There are two train stations providing regular services to destinations such as Birmingham, Bromsgrove, London Euston and many more. For local schooling, this property falls into the catchment area for Willows Primary Academy, and for secondary education it's the Friary School.

The composite entrance door opens into the living room with wooden effect laminate flooring, two ceiling light points, feature fireplace, carpeted stairs rising to the first-floor landing and a door opening into the kitchen.

The kitchen is fitted with a range of matching wall and base units with contrasting wooden style work surfaces over and tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, and space for a freestanding fridge/freezer. A door opens into the recently installed conservatory acting as a superb second reception room in the warmer summer months, and provides direct access into the garden.

Upstairs, there are two bedrooms and a family shower room comprising corner shower cubicle, low level WC and a wash hand basin.

Outside, the property sits on a generous plot with a front garden and tarmac driveway providing off-road parking for two/three vehicles, with an adjacent stoned front garden having a variety of plants and shrubs, and access to the garage with up and over door. To the rear of the property is an enclosed landscaped rear garden, with mainly paved patio seating areas, raised planting beds and a garden shed.

All windows are triple glazed, apart from the conservatory which is double glazed.

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: 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/30072025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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