

Weston Road

Lichfield, WS13 7PA



Offered to the market with no upward chain is this traditional semi-detached family home with good sized gardens and potential to extend, subject to planning permission.

£250,000

John German

John German are delighted to offer to the market this traditional three bedroom semi-detached family home being offered to the market with no onward chain offering a perfect opportunity to purchase a well-proportioned semi-detached house, ideal for cosmetic changes to personalise to your preference, or perhaps even extend (subject to planning permission). 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 accommodation comprises; A uPVC entrance door opens into the entrance hall with carpeted flooring and stairs rising to the first floor landing with useful understairs storage, a window to the side aspect and doors leading off into the two reception rooms and kitchen.

Upstairs there are three well proportioned bedrooms, two generous doubles and one smaller single bedroom ideal as a home office or study. These are served by a family bathroom comprising a low level WC, wash hand basin, bath and obscured uPVC double glazed window to the rear aspect.

Outside - To the front of the property is a large driveway providing ample off-road parking and large lawned garden. To the rear is an enclosed garden that is laid mainly to lawn with a large patio seating area.

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: Traditional

Electricity supply: Mains

Sewerage: Mains

Parking: Drive

Water supply: Mains

Heating: Mains gas

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

Broadband type: Not currently connected

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/24032025

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 and 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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