



Wissage Lane,  
Lichfield, WS13 6DF

Offers in Excess of £340,000



# Lichfield

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Offered for sale with the benefit of no upward chain, this impressive three-bedroom home boasts a variety of attractive features, situated on the quiet Wissage Lane, within close distance of local schooling, transport links, and popular amenities in Lichfield.

Approached via a large, paved driveway providing ample parking space, with a charming tree and unique private sitting area, the first impressions of this home do not disappoint. Walking through the bright porch and entrance hall with fitted storage, this property greets you with a spacious lounge and dining area, a fantastic space for entertainment, with sliding doors out to the garden.

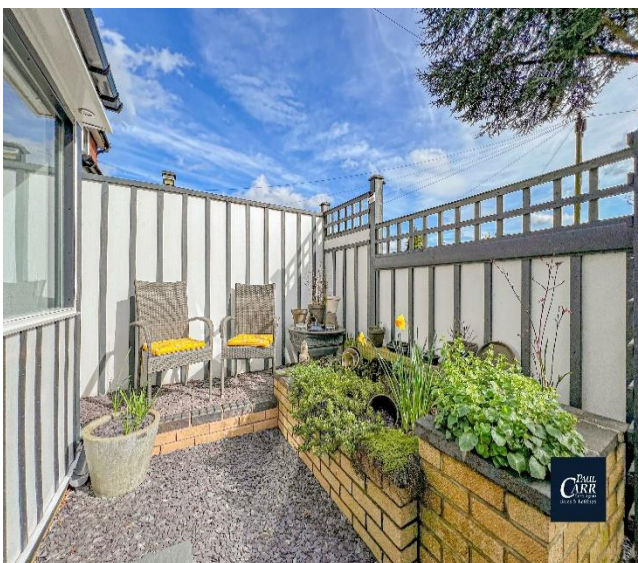
The modern fitted kitchen consists of an open utility area with a breakfast bar and sky light window, as well as a door out to the garden and access to the covered side passage with a guest W.C. The garage is accessed from the front of the property, providing great storage space or potential to expand the kitchen.

Upstairs off the landing are three brilliant size bedrooms, the master with fitted wardrobes, as well as a handy separate dressing/storeroom. The newly fitted bathroom features a large bath with shower overhead, W.C, and attractive wash hand basin with vanity unit and wall-mounted built in cupboards.

Outside is a wonderful private rear garden, providing a new owner with a low maintenance social space, with well maintained patio, artificial lawn, and various garden storage with a large workshop, shed, greenhouse, and a deceptively spacious gym room with versatile usage.







## Property Specification

THREE BEDROOM SEMI-DETACHED HOME - NO UPWARD CHAIN  
WONDERFUL QUIET LOCATION CLOSE TO LOCAL SCHOOLING  
LARGE DRIVEWAY WITH AMPLE PARKING SPACE  
SPACIOUS LOUNGE AND DINING AREA

Porch 8' 7" x 4' 1" (2.61m x 1.25m)

Hall 10' 2" x 6' 8" (3.11m x 2.03m)

Lounge 15' 9" x 12' 3" (4.80m x 3.73m)

Dining Area 10' 6" x 8' 4" (3.20m x 2.53m)

Kitchen 12' 6" x 7' 2" (3.81m x 2.18m)

Utility Area 9' 7" x 7' 2" (2.92m x 2.18m)

Downstairs W.C. 5' 3" x 2' 11" (1.61m x 0.90m)

Garage 13' 3" x 7' 4" (4.05m x 2.23m)

Bedroom One 12' 4" x 10' 1" (3.77m x 3.07m)

Bedroom Two 12' 1" x 9' 1" (3.69m x 2.76m)

Bedroom Three 9' 1" x 7' 3" (2.78m x 2.20m)

Dressing Area/Store 4' 7" x 4' 4" (1.39m x 1.32m)

Bathroom 7' 11" x 6' 9" (2.41m x 2.06m)

### Agent's Note:

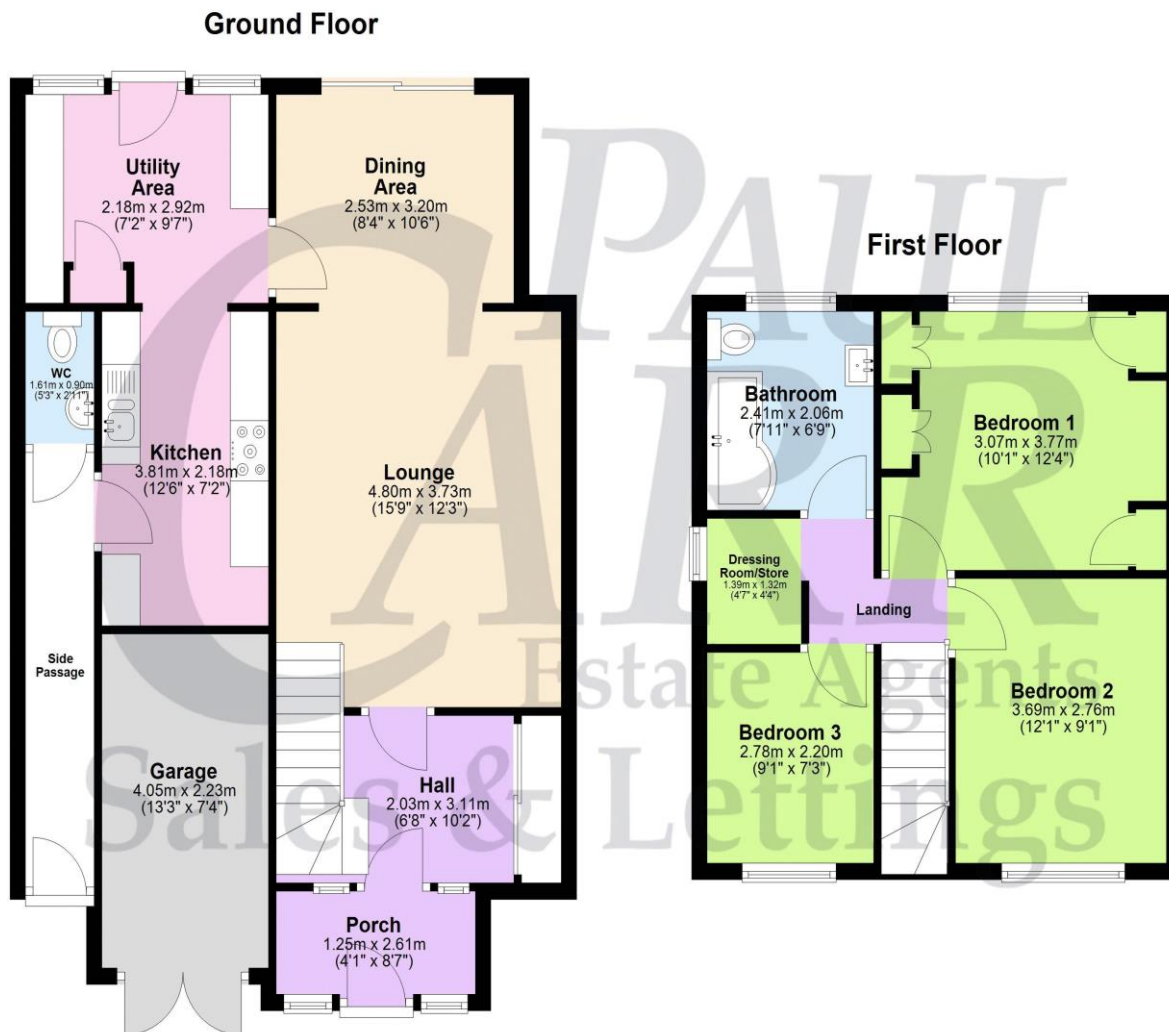
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: March 24

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: C  
Tenure: Freehold  
Loft: insulated & mostly boarded with a fitted loft ladder

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

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

## Map Location

