



Wissage Road,
Lichfield, WS13 6SP

Offers in the Region Of £365,000

Lichfield

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This wonderfully positioned home is situated on Wissage Road, off Trent Valley Road in the Cathedral City of Lichfield. Such a fantastic location within close reach of popular local schooling, transport links across the city including bus services, and both the Lichfield City Station and Trent Valley Station train links, plus an array of popular amenities close by.

Approached via attractive kerb appeal with a paved driveway and secure side access, the first impressions of this home are delightful. Internally you are greeted with an entrance porch and hall, flowing into a spacious living room with a charming bay window.

To the rear is a private dining room with sliding doors out to the garden, plus a kitchen with separate utility room and a ground floor W.C.

This utility area also provides access to an integral garage with fantastic storage/parking space, or potential to do more with.

Upstairs off the landing are three bedrooms, the main an impressive size with fitted wardrobes and a private en-suite shower room, plus a family bathroom.

Outside is a surprisingly private landscaped rear garden, with various social patio areas requiring very low maintenance throughout.





Property Specification

Three Bedroom Detached Home
Central Location - Close to Local Schools, Transport Links, and Samuel Johnson Community Hospital
Spacious Living Room
Separate Dining Room and Kitchen
Utility Room and Ground Floor W.C.

Entrance Porch 6' 3" x 2' 10" (1.91m x 0.86m)

Hall 4' 10" x 6' 3" (1.48m x 1.91m)

Lounge 13' 2" x 12' 10" (4.02m x 3.91m)

Dining Room 11' 3" x 8' 0" (3.42m x 2.44m)

Kitchen 11' 3" x 8' 0" (3.42m x 2.43m)

Utility 11' 3" x 7' 7" (3.44m x 2.32m)

Ground Floor W.C. 4' 5" x 4' 3" (1.34m x 1.30m)

Integral Garage 15' 6" x 7' 10" (4.73m x 2.40m)

Bedroom One 13' 3" x 13' 0" (4.04m x 3.97m)

En-Suite 6' 6" x 4' 10" (1.97m x 1.48m)

Bedroom Two 9' 4" x 7' 10" (2.84m x 2.38m)

Bedroom Three 7' 10" x 6' 8" (2.38m x 2.03m)

Bathroom 6' 0" x 5' 10" (1.83m x 1.78m)

Agent's Note:

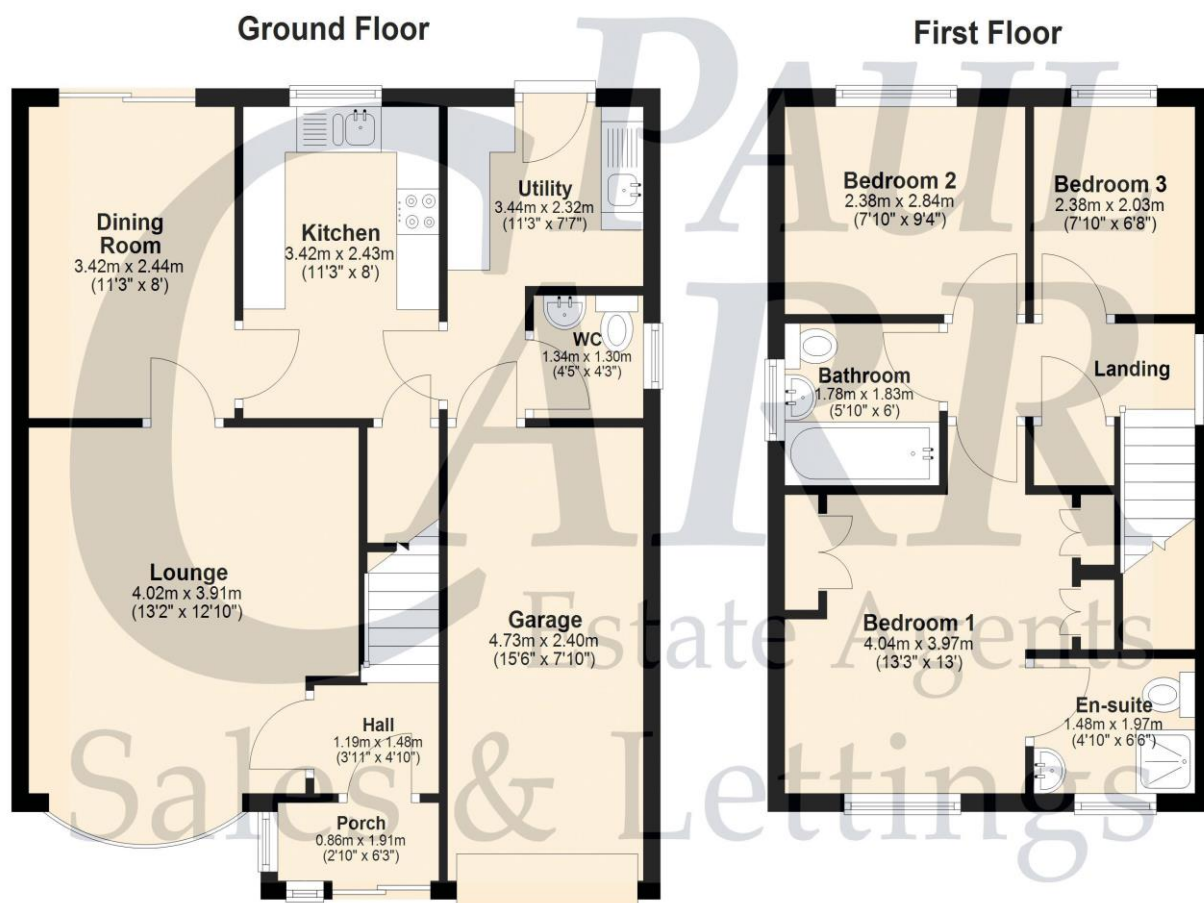
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Came on the market: Oct 25

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: E
Tenure: Freehold

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

