



31 Wolsey Road,
Lichfield WS13 7QH

Downes & Daughters
ESTATE AGENCY

31 Wolsey Road,
Lichfield WS13 7QH
£285,000

A well presented three bedroom semi detached home, occupying a private corner plot, offered for sale with no onward chain. In one of Lichfield's most elevated positions, Wolsey Road is a quiet residential cul de sac offering a variety of family homes in a secluded setting. The internal accommodation comprises: Entrance hallway, living room and a kitchen diner on the ground floor, whilst the first floor boasts three bedrooms and a modern shower room. With finishing touches such as plantation shutters, American fridge freezer and a range cooker being welcome additions. Externally the corner plot benefits from lawned front and side gardens, tarmac private driveway, single garage and a private walled rear garden which has recently been professionally landscaped.

Viewing is essential to appreciate the charming nature of this home as well as its future potential to extend over the garage subject to relevant planning consents.

GROUND FLOOR

Entrance Hallway With Attractive Tiled Floor • Living Room With Storage Cupboard, Decorative Fireplace & 'Barn Style' Sliding Doors To... • Kitchen Diner With Range Cooker, American Style Fridge Freezer & Integrated Microwave

FIRST FLOOR

Landing With Airing Cupboard • Bedroom One • Bedroom Two • Bedroom Three With Fitted Cupboard • Modern Shower Room

OUTSIDE

Lawned Front & Side Garden • Private Driveway Parking • Single Garage • External Storage Cupboard • Recently Landscaped Rear Garden With Patio Seating Areas, Neat Lawns & Stylishly Planted Raised Sleeper Beds • Gated Side Access

FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band C • Energy Rating D • All Mains Services • Broadband & Fibre Available • No Onward Chain

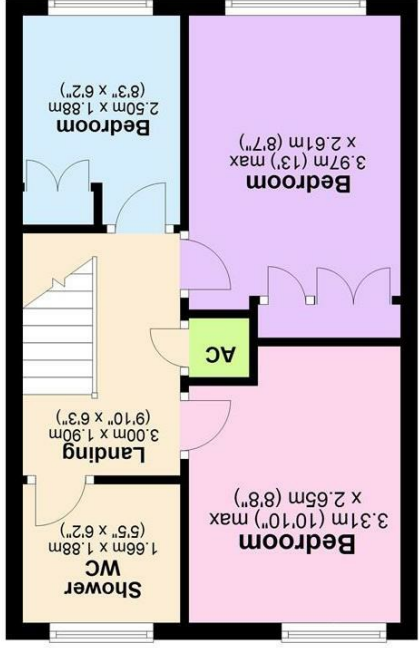




Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(92 pphs)
A	(81-91)
B	(69-80)
C	(55-68)
D	(38-64)
E	(21-35)
F	(11-20)
G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

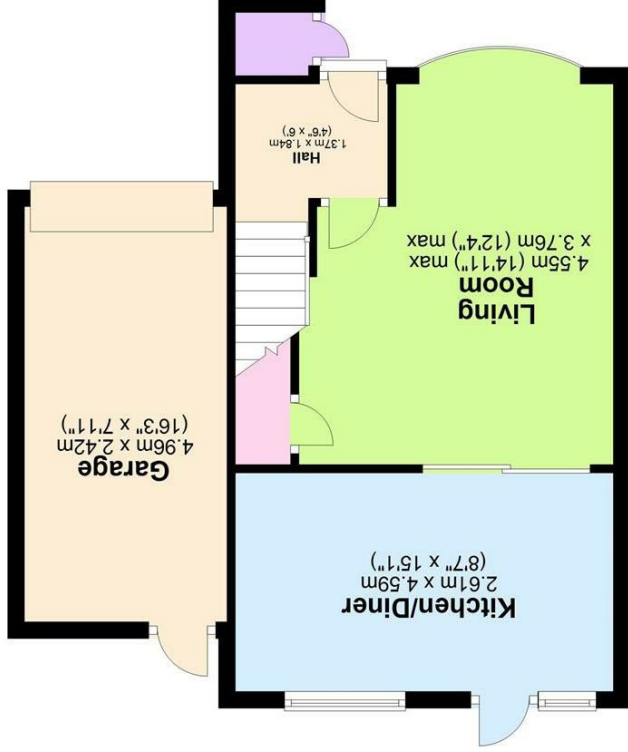
Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(81-91)
B	(69-80)
C	(55-68)
D	(38-64)
E	(21-35)
F	(11-20)
G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

First Floor
Approx. 32.8 sq. metres (353.0 sq. feet)



Total area: approx. 79.1 sq. metres (851.9 sq. feet)

Ground Floor
Approx. 46.4 sq. metres (498.9 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



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