



Wheel Lane,
Lichfield, WS13 7DH

Offers in the Region Of £295,000

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Welcome to Wheel Lane and this very well presented three-storey Victorian style property situated in the heart of Lichfield close to Beacon Park and a short walk to Lichfield Cathedral and Minster Pool.

The extended ground floor layout comprises of an entrance hall and a front living room leading to a stylish open-plan kitchen/dining area.

A conservatory opens to a paved patio area ideal for entertaining and outside dining.

The first floor features two double bedrooms and a refitted shower room.

A door from the main bedroom leads to the lofty and further bedroom or home office.

The rear garden is enclosed and features a patio area, lawned garden and a rear gate leading to the road.

This stylish Victorian property combines character and modern decor, offering first time buyers and those considering downsizing the perfect opportunity to live close to everything Lichfield has to offer.

Call Paul Carr Estate Agents to arrange an appointment to view!





Property Specification

Three Storey Victorian Property
Central Lichfield Location Close to Beacon Park
Stylish Living Room
Breakfast Kitchen
Conservatory

Entrance Hall

Lounge

4.57m (15') max x 3.87m (12'8") max

Kitchen/Diner

4.85m (15'11") x 3.87m (12'8")

Conservatory

Bedroom 1

4.58m (15') x 2.92m (9'7")

Bedroom 2

3.34m (11') x 2.92m (9'7")

Shower Room

Bedroom 3

3.32m (10'11") x 2.92m (9'7")

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: 14th April 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: B

Tenure: Freehold

Floor Plan

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

Ground Floor
Approx. 40.5 sq. metres (435.5 sq. feet)



First Floor
Approx. 35.5 sq. metres (381.6 sq. feet)



Second Floor
Approx. 12.9 sq. metres (139.3 sq. feet)



Total area: approx. 88.9 sq. metres (956.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

