



ANDREW
DOWNING
BOOTHTM
ESTATE AGENTS

Wheel Lane, Lichfield, WS13 7QW - No Upward Chain & Recently Renovated Throughout

£265,000

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It's time to get the wheels in motion, and head down to Wheel Lane, to view this stunning fully modernised two double bedroom home **WITH GARAGE!** Sitting just a short walk from Morrisons, Beacon Park and Lichfield Cathedral, this really is a convenient spot, and what's more, the property comes with **NO UPWARD CHAIN!** Having been beautifully updated by the current owners, it's clear to see they have a real eye for detail, with a stunning re-fitted kitchen and bathroom. The accommodation comprises an entrance hall, modern guest WC, stunning brand new kitchen and a generous lounge diner. Upstairs are two double bedrooms both with built in wardrobes and that stylish family bathroom. Outside, there is a separate garage with parking space in front, whilst the rear garden has a patio, lawn and shrub borders as well as a gate providing rear access. This really can only be appreciated with a viewing, so book in an early visit to avoid disappointment!

Entrance Hall

A front facing, 2026 installed composite exterior door with double glazed panel inset, opens to an entrance hall with wood effect flooring and radiator. A staircase leads up to the first floor accommodation.

Guest WC

Fitted with a white suite including a low level flush WC and pedestal wash hand basin with chrome mixer tap. There is a radiator and front facing UPVC double glazed window.

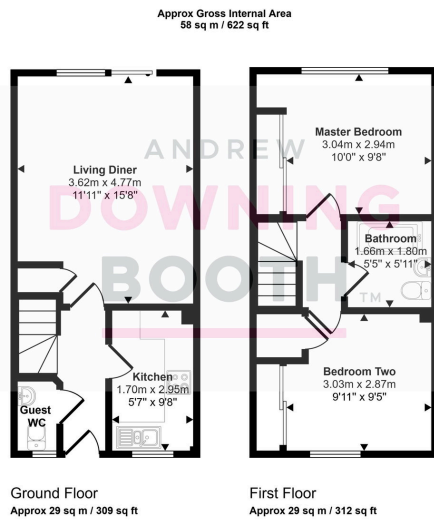
Lounge Diner

A generous reception room fitted with a radiator and rear facing double glazed sliding door leading to the garden.

Kitchen

Fitted with a brand new range of matching base cabinets and wall units, whilst a sink with mixer tap is set into the worksurface with matching splashback. There is a cooker, and a four ring gas hob set into the work surface, as well as spaces for a fridge freezer and





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Double Bedroom Terraced Home
- Brand New Beautifully Appointed Kitchen
- Large Lounge Diner
- Beautifully Modernised Throughout
- Wonderful Modern Bathroom
- Garage, Driveway & Rear Garden

