



Weston Road,
Lichfield, WS13 7NT

Offers in the Region Of £265,000

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Welcome to Weston Road and this deceptively spacious family home located which lies close to schools and amenities in Lichfield.

Featuring an open plan kitchen/diner, a stylish family living room, a conservatory and a ground floor WC this ideal first-time buyer's property also offers three generous bedrooms, a modern bathroom and a fantastic rear garden ideal for children to play - perfect for outside dining and entertaining.

To the front is a good-sized driveway ideal for parking multiple vehicles and close-by is Willows Primary School.

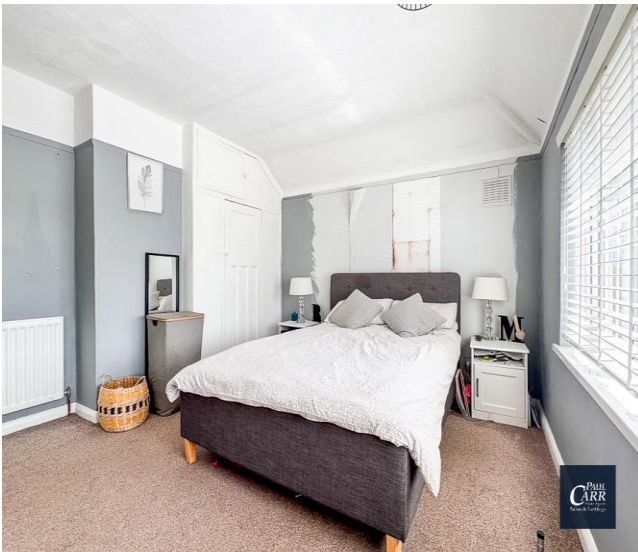
Various shops and facilities are a stone's throw away and road and rail services provide links to Birmingham, the M42/M6 motorways and the Toll Road.

Call Paul Carr Lichfield to arrange an appointment to view!

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Property Specification

Spacious Three Bedroom Family Home
Ample Driveway Parking
Stylish Living Room
Kitchen/Dining Area
Conservatory

Hall

Lounge

4.40m (14'5") x 3.70m (12'2")

Dining Room

3.52m (11'7") max x 2.50m (8'2")

Kitchen

2.50m (8'2") x 2.10m (6'11")

Conservatory

WC

Landing

Bathroom

Bedroom 2

4.17m (13'8") x 2.69m (8'10")

Bedroom 1

4.17m (13'8") x 3.70m (12'2")

Bedroom 3

2.59m (8'6") x 2.00m (6'7")

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:

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

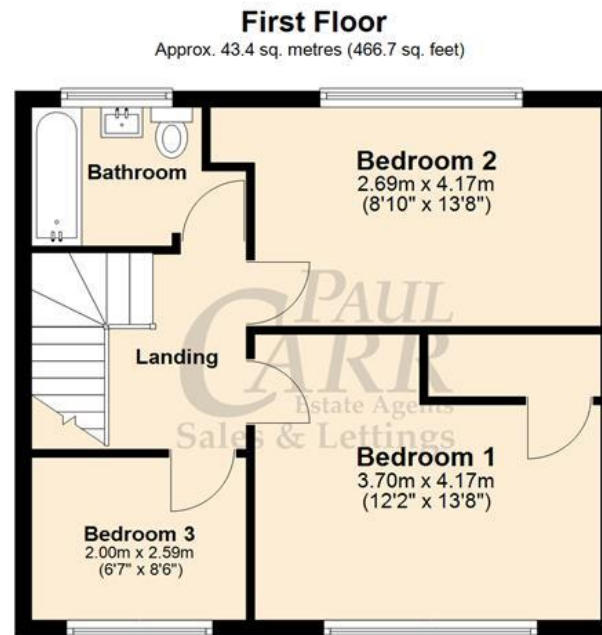
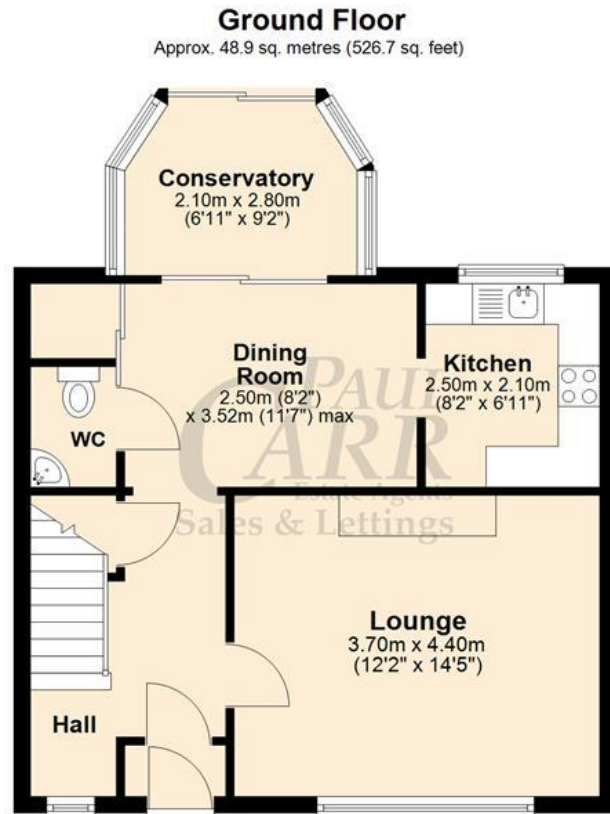
Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Total area: approx. 92.3 sq. metres (993.4 sq. feet)

Map Location

