

Wissage Road

Lichfield, WS13 6SW

John 
German





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Offers Over £325,000

A traditional semi-detached family home offered to the market with no onward chain, located within easy reach off Stowe Pool and Lichfield City Centre.

This traditional three-bedroom semi-detached family home occupies a delightful position on Wissage Road in Lichfield which is a very popular residential location due to its close proximity to nearby Stowe Pool and Minster Pool. It is also only a short walk into the city centre which is home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. Nearby road links include the A38, A51 and M6 toll road. Lichfield boasts two train stations, (the property is within walking distance of City station) offering services to destinations such as Birmingham, Bromsgrove, and London Euston.

Internally the property comprises; A composite entrance door opens into the hallway with a tiled flooring, window to the front aspect, carpeted stairs rising to the first-floor landing, a useful understairs storage cupboard, and doors off to the living room and kitchen/diner.

The living room has wooden flooring, ceiling light point, window to the rear aspect and a chimney breast housing the multi fuel burning stove.

The open Plan kitchen/diner has a tiled floor, a range of matching wall and base units with fitted worksurfaces and integrated appliances, barn style door to the side aspect, three windows to the front aspect, uPVC double glazed bay window to the side aspect plus two ceiling light points. Double doors open into the conservatory.

Upstairs you have three generously sized double bedrooms and a modern family bathroom. There is also fully boarded loft providing practical storage space.

Outside to the front of the home is a driveway providing off-road parking for two vehicles along with a landscaped front garden and steps leading to the side gate. To the rear of the home is a delightful enclosed garden with a patio seating area, garden sheds, greenhouse, outside WC, lawned garden and a variety of plants, trees and shrubs.

Sellers Information regards Solar Panels & Soakaway

The solar panels have 10years left on a FIT agreement.

Over the last 15 yrs of use they generated per annum 2,167kWh.

The recent FIT price was 76.9p per kWh so £1666.- plus export £58.60.

FIT price per unit increases with inflation.

The property is exempt from surface discharge because there is a soakaway at the front and the back.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Driveway

Electricity supply: Mains and solar

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04092026







Ground Floor

Approximate total area⁽¹⁾

82.6 m²

888 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

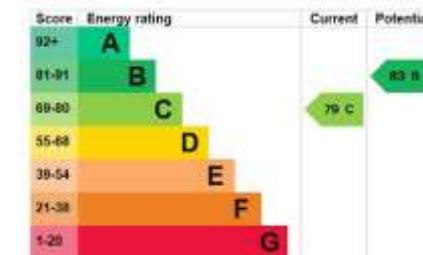
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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