



A traditional three-bedroom semi-detached family home situated just a short walk from Stowe Pool and Lichfield city centre, offered to the market with no onward chain.

£310,000



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 the 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. For local schooling the property falls into the catchment area for St. Chad's C of E Primary School and Nether Stowe School.

Internally the property comprises in brief of a porch entrance opening into the hallway with stairs rising to the first-floor landing and doors off into the kitchen and lounge/diner. The open plan lounge/diner has a window to the front aspect, carpeted flooring, ceiling light point, door into the kitchen and sliding doors opening out to the garden.

Upstairs, there are three well proportioned bedrooms and the family bathroom. There are two doubles and one smaller single bedroom, the two larger double rooms both benefit from fitted wardrobes and the smaller single bedroom acts as an ideal office or study.

Outside, to the front of the property is a front garden, driveway and access into the garage. To the rear of the home is an enclosed garden laid mainly to lawn with a patio seating area.

- 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.
- The property has had issues with subsidence.
- Property construction:** Standard
- Parking:** Drive & garage

- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Gas
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** 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 D
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA/30072026

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