



Weston Road,  
Lichfield, WS13 7PB

**Offers Over £285,000**

# Lichfield

Offers Over £285,000



A spacious three bedroom home which has been modernised throughout - Welcome to 92 Weston Road.

Situated on Weston Road in Lichfield, this property is within close reach of a variety of local amenities, popular schooling, and transport links across the city. The current owners have thoughtfully improved this property throughout, including professional installation of underfloor heating across the entire ground floor.

Approached via a large frontage with attractive kerb appeal, the first impressions of this home are delightful. Internally you are greeted with a bright entrance hallway with beautiful, tiled flooring throughout, leading into a spacious living room to the fore.

Off the hallway through sliding doors is a fantastic social kitchen/diner, providing a brilliant entertainment space for friends and family, with modern fitted appliances built-in, and ample dining and breakfast space. This kitchen also features French doors out to the garden, plus access to a private utility area/study room, with further outdoor access and a guest W.C.

Upstairs off the landing are three large double bedrooms, the third with fitted storage, and a generously sized family bathroom with separate bath and walk-in shower.

Outside is a spacious rear garden with a large social decking area, neatly kept lawn, and private fenced enclosure. This garden also features a versatile external store with full power, ideal for use as a study/gym/studio and more.





## Property Specification

Beautifully Modernised, Spacious Three Bedroom Home  
Central Lichfield Location  
Generous Size Plot  
Three Large Bedrooms  
Family Bathroom with Bath and Shower  
Underfloor Heating Throughout Ground Floor

Hallway 11' 4" x 6' 4" (3.45m x 1.94m)

Lounge 14' 5" x 11' 2" (4.39m x 3.41m)

Kitchen/Diner 21' 4" x 9' 5" (6.49m x 2.88m)

Utility Area/Study 15' 0" x 7' 5" (4.58m x 2.26m)

Downstairs W.C. 4' 6" x 2' 7" (1.37m x 0.79m)

Bedroom One 11' 4" x 11' 0" (3.46m x 3.35m)

Bedroom Two 14' 5" x 9' 9" (4.40m max, 3.57 min x 2.97m)

Bedroom Three 12' 1" x 8' 0" (3.69m x 2.43m)

Bathroom 11' 2" x 5' 5" (3.41m x 1.64m)

External Store 14' 9" x 9' 7" (4.50m x 2.93m)

### Agent's Note:

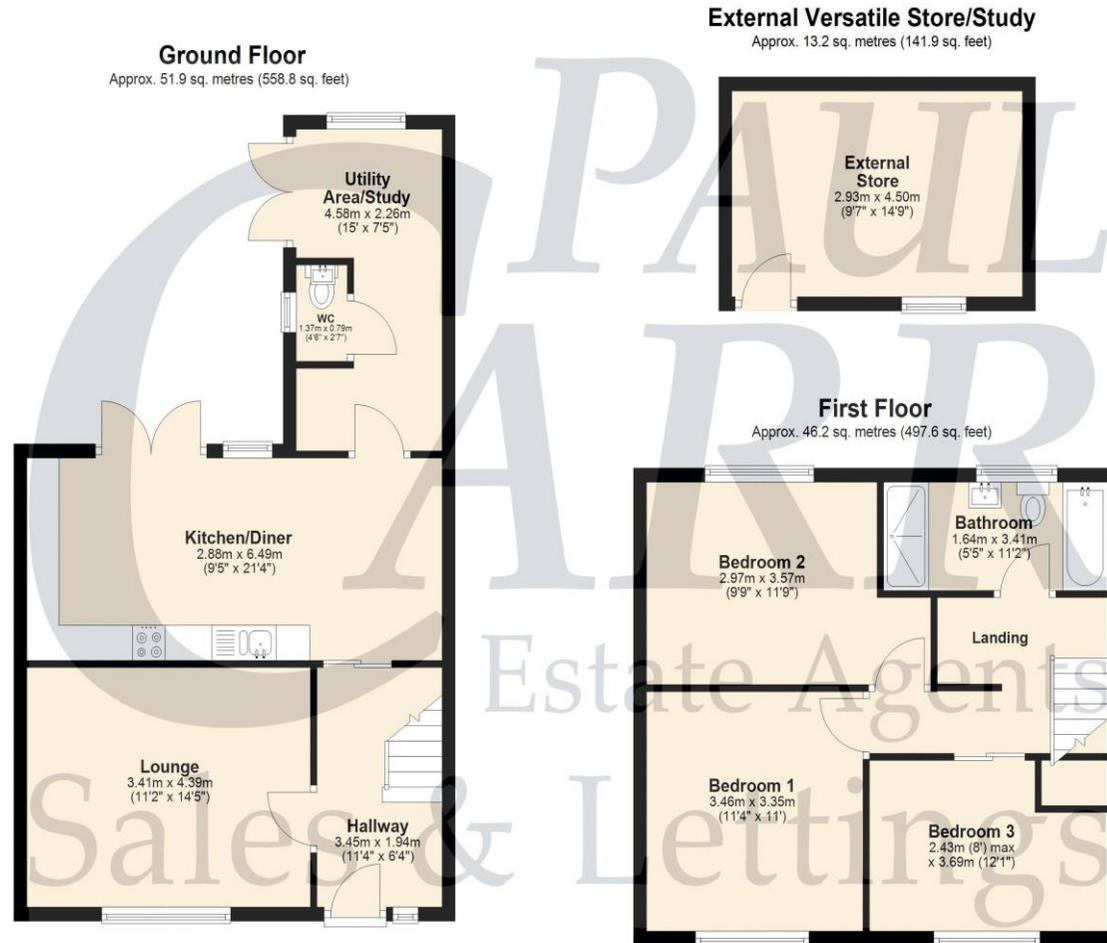
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: Aug 25

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

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



Total area: approx. 111.3 sq. metres (1198.4 sq. feet)

This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

