



Weston Road,
Lichfield, WS13 7PA

Offers in the Region Of £325,000

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Welcome to Weston Road, an immaculately presented and extended family home situated within walking distance to the popular Cathedral City of Lichfield.

Ideal for first time buyers and young families, this spacious home benefits from a variety of impressive features, all within close distance of highly regarded schools, transport links, and local amenities.

Approached via a paved driveway set back from the road with a neatly maintained front lawn, the internal accommodation briefly comprises of a welcoming entrance hall with store cupboards, leading into a large sitting/dining area. This space then opens out to an extended lounge, providing ample entertainment space for a family, with sliding doors out to the wonderful rear garden. The kitchen to the fore features a bay window and has a generously sized separate utility room with downstairs W.C. and storeroom, all with its own independent front and rear access.

Upstairs off the landing are three great size bedrooms, all with fitted wardrobes, and a family sized shower room with professionally fitted wet room set up. Outside is a beautiful, immaculately kept rear garden. This incredible space consists of social patio areas, well maintained lawn, and private fenced enclosure. Further to this there is a charming summer house, various garden storage areas and a garage which has been converted into a workshop area.

EXTENDED THREE BEDROOM FAMILY HOME

HIGHLY DESIRABLE LOCATION

SPACIOUS IMMACULATED REAR GARDEN

EXTENDED LOUNGE TO REAR

SEPARATE SITTING/DINING AREA

FITTED KITCHEN WITH SEPARATE LARGE UTILITY

DOWNSTAIRS W.C. AND STOREROOM

THREE GREAT SIZE BEDROOMS WITH FITTED WARDROBES

FAMILY SIZED SHOWER ROOM

GARDEN STORAGE WITH EXTERNAL WORKSHOP & SUMMERHOUSE





Property Specification

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HIGHLY DESIRABLE LOCATION
SPACIOUS IMMACULATELY KEPT REAR GARDEN
EXTENDED LOUNGE TO REAR
SEPARATE SITTING/DINING AREA

Hall

Sitting Room 3.73m (12'3") x 2.79m (9'2")

Dining Area 3.15m (10'4") x 2.79m (9'2")

Living Room 6.70m (22') x 3.40m (11'2")

Kitchen 4.09m (13'5") x 2.70m (8'10")

Utility Area 4.14m (13'7") x 2.88m (9'5")

WC

Store Room

Landing

Bedroom 1 3.62m (11'11") x 3.33m (10'11")

Bedroom 2 3.33m (10'11") x 3.24m (10'8")

Bedroom 3 2.71m (8'11") x 2.66m (8'9")

Bathroom

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: 4th September 2023

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
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		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

