



Weston Road, Lichfield, WS13 7PA

Offers in the Region Of £350,000

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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.

An internal inspection reveals a welcoming entrance hall, spacious open plan style lounge diner, kitchen with plenty of space for storage, fantastic living room with doors into the rear garden and completing the ground floor is the useful utility space with W/C and additional store room.

Stairs lead to the first floor where the property boasts three excellent sized bedrooms and a family bathroom.

Outside is a beautifully manicured rear garden that is both excellent in size and also condition making it the perfect space for family's and keen gardeners and to the fore is a multi vehicle driveway.

Nearby you will find a variety of shops, highly regarded schools and easily accessible transport links.

DO NOT MISS YOUR CHANCE TO VIEW!!





Property Specification

SOUGHT AFTER LOCATION
MULTIPLE RECEPTION ROOMS
KITCHEN & UTILITY SPACE
THREE BEDROOMS
BATHROOM & GUEST W/C

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:

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

