

An aerial photograph of a two-story brick house with a brown tiled roof. The house features a white conservatory on the front and a white garage on the side. A white caravan is parked on the gravel driveway. The property is surrounded by a well-maintained garden with green lawns, hedges, and various shrubs. In the background, a residential street with other houses is visible under a clear sky.

Lovett & Co.
estate agents

Wissage Lane
Lichfield



Lovett&Co. Estate Agents are delighted to offer for sale, this superbly presented and well maintained three bedroom semi-detached house situated on a generous corner plot.

The property offers spacious living accommodation throughout which briefly comprises: porch, entrance hallway, open plan lounge and dining area, modern fitted kitchen, large conservatory, utility, guest WC and garage, landing, three double bedrooms plus a family bathroom and upstairs WC.

Externally, there is a large front driveway offering off-road parking for at least four cars, plus front, side and rear garden, all superbly maintained, with lawn area, mature flower beds, patio areas and hedged and fenced borders including gated side access. The size of the plot and space to the side would be ideal for an extension (subject to planning) or for storing a caravan, motor-home or boat.

Other benefits include: UPVC double glazing, and gas central heating throughout provided by a boiler fitted around 4 years ago. There is also a part boarded loft space with pull down ladder.

The property is just a short walk away from the city centre as well as Trent Valley train station, ideal for commuters. Made famous by its three-spired cathedral, Lichfield is found within unspoiled surroundings that are steeped in history and heritage. The city centre retains its Georgian charm while delivering contemporary shopping, restaurants and leisure convenience for its residents. Along with the highly regarded Garrick Theatre, there are many public parks and open gardens including Beacon Park in the city centre, which hosts a range of community events and food & music festivals throughout the year.

RECEPTION HALL:

Accessed via the entrance porch it features: entrance door, wooden flooring, radiator, ceiling light point, useful storage cupboard, stairs to first floor, doors to the guest WC, lounge and kitchen.

LOUNGE & DINING AREA:

11' 0" max x 25' 2" (3.36m x 7.66m)

Feature fireplace with fitted gas fire, wooden flooring, TV aerial & phone sockets, ceiling spot lights and wall lighting,





radiators, window to the front, doors to the hallway and kitchen, patio doors to the garden.

MODERN FITTED KITCHEN:

9' 6" x 13' 11" (2.90m x 4.25m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, insulated electric oven and 4 ring hob with extractor hood, further integrated dishwasher, a fridge-freezer, radiator, light points, window to the rear, doors to the hallway and conservatory.

CONSERVATORY:

10' 6" x 12' 2" (3.20m x 3.70m)

Pitched and insulated ceiling, UPVC frame set on a brick base, tiled flooring, radiator, ceiling light points, windows and door to the garden, further door into the utility.



UTILITY:

Fitted base unit with cabinets and work tops, space and plumbing for a washing machine and dryer (both included), tiled flooring, light points and wall mounted boiler.

GUEST WC:

Modern suite comprising: low level WC with built in wash hand basin, light point, wooden flooring and window to the front.

SINGLE GARAGE:

Split opening front door, light and electric points.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, doors off to three bedrooms, family bathroom and WC.

BEDROOM ONE:

11' 0" x 13' 0" (3.36m x 3.95m)

Wooden flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

10' 0" x 12' 0" (3.06m x 3.66m)

Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

9' 6" x 9' 0" (2.90m x 2.75m)

Built in wardrobes, carpeted flooring, ceiling light point, radiator and window to rear.



FAMILY BATHROOM:

White suite comprising: bath, separate shower cubicle, wash hand basin, wall tiling, vinyl flooring, ceiling spot lights, heated towel rail and window to front.

UPSTAIRS WC:

Suite comprising: low level WC, light point, vinyl flooring and window to the side.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only