



50 Wissage Road, Lichfield, WS13 6SW  
£375,000

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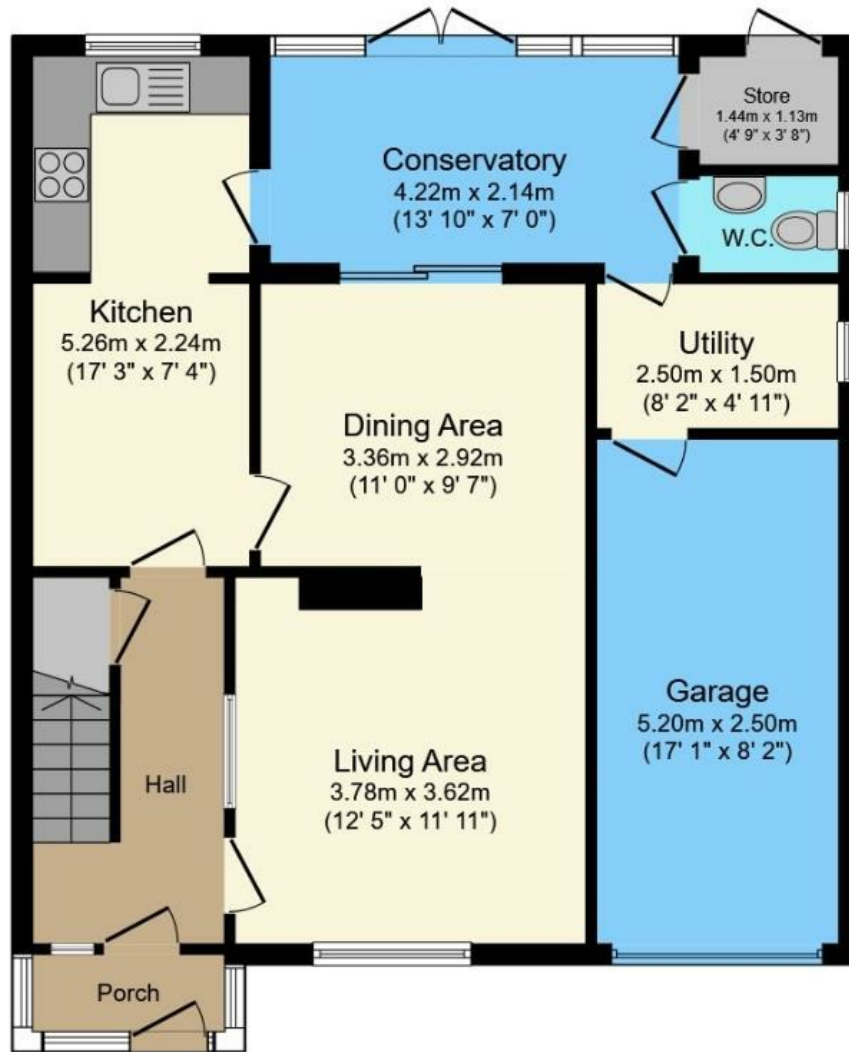
**£375,000**

this beautifully presented semi-detached house is located in a sought after area of Lichfield within close proximity to main transport links, supermarkets, schools, the railway stations and the city centre. This property presents the ideal opportunity to secure a rarely available location. Benefitting from gas central heating and UPVC double-glazing, the property in brief comprises of; Entrance Porch, Hallway, Living Room, Dining Room, Kitchen, Conservatory, Guest WC and Utility Room. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three and a Family Bathroom. Driveway to the front with parking, garage and a fully enclosed private rear garden.

EPC RATING - D

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**Ground Floor**



**First Floor**

Total floor area 116.3 sq.m. (1,252 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Entrance Porch

accessed via a UPVC double-glazed door and having exposed brick, tiled flooring, two UPVC double-glazed windows and a UPVC door into the

### Hallway

having a useful under stairs storage cupboard. Ceiling light point, radiator, parquet flooring and stairs leading to the first floor

### Living Room

having a marble feature fireplace with an inset coal-effect gas fire. Three wall light points and a UPVC double-glazed window to the front aspect

### Dining Room

having a ceiling light point, radiator and UPVC double-glazed patio door into the

### Conservatory

being brick and UPVC double-glazed construction and having two wall light fitments, two radiators, tiled flooring and French doors into the rear garden

### Guest WC

having a wall mounted hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, wall mounted electric heater, fitted storage cupboard, radiator, tiled flooring and a UPVC double-glazed window to the rear aspect

### Kitchen

having a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Integrated electric oven with gas hob, tiled splash back and extractor hood above. Appliance spaces for an under-counter fridge, dishwasher and washing machine. Two ceiling light points, tiling to walls, vinyl flooring and a UPVC double-glazed window to the rear aspect

### Utility Room/Store

having a ceiling light point, tiled flooring, UPVC double-glazed window to the side aspect and a door into the garage

### First Floor Landing

having a ceiling light point, access to the loft and a radiator

### Bedroom One

having useful built-in storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

### Bedroom Two

again benefitting from fitted storage. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

### Bedroom Three

having a ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect

### Family Bathroom

having a P shaped bath with an over head mains powered shower fitment and screen, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

### Outside

the front of the property is set back from the road with a block paved driveway with access to the garage. There are well established shrubs and trees with a paved pathway to the front entrance door. There is also a useful timber pedestrian gate giving access to the rear of the property


the rear garden has a paved patio, raised beds, established shrubs and trees, further pebbled seating area, useful outside water tap and a greenhouse.

the garden can be accessed via double doors at the front and has light, power and the Worcester central heating boiler

### AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





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