



40 Wissage Road, Lichfield, WS13 6SW

Offers In Excess Of £525,000

Situated in a elevated position giving views of the cathedral and the pool, this fabulous property offers versatility and potential to improve. Located in a sought after area of Lichfield with proximity to main transport links, supermarkets, schools, the railway stations and the city centre this presents the ideal opportunity to secure a rarely available location. Having bedrooms and living space shared over the two floors it could be the perfect multi-generational home or be adapted as a generous, spacious family home, offering design flexibility and usage options. Benefitting from ample storage and genuine parquet floored hallway, there are many features to note.

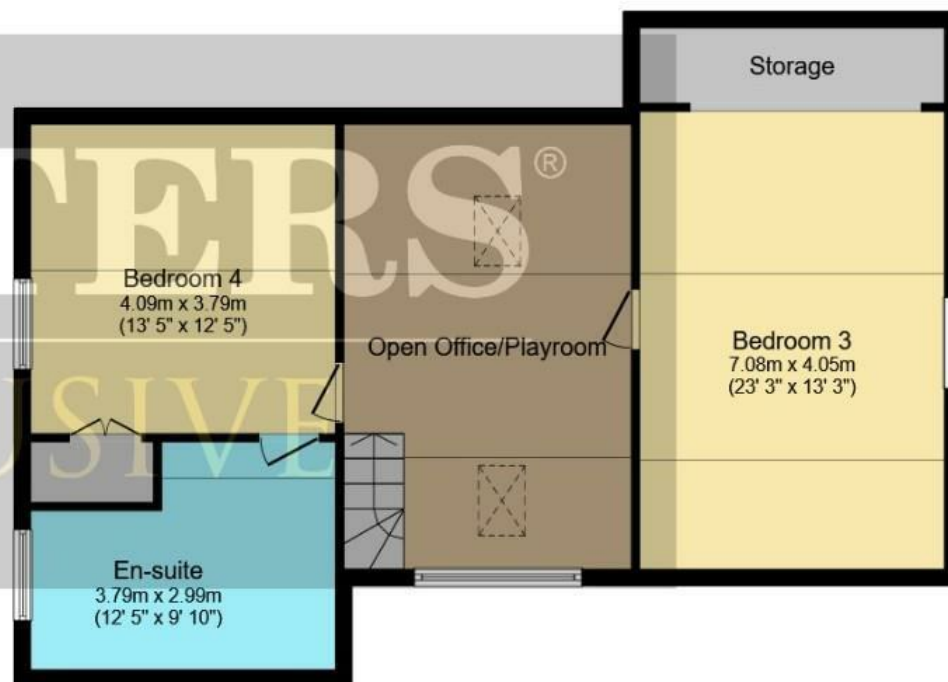
The plot is of generous proportions with a large frontage, plenty of off-road parking and a well-established, private rear garden which is not overlooked.

Viewing is highly recommended to really appreciate the cavernous feel inside the property and the homely charm it offers. EPC rating – C

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Ground Floor



First Floor

Total floor area 215.0 m² (2,314 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).

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Sun Room

a lovely addition to the front of the property providing a light entrance space and perfect for sitting and watching the world go by. Ceiling light point, radiator, UPVC double-glazed windows and a UPVC double-glazed front entrance door. Timber door into the

Large Open Entrance Hall

a fabulous, spacious hallway complete with a fitted timber bar. Ceiling light point, three wall light fitments, radiator, three useful fitted storage cupboards with lighting, Parquet flooring and an oak staircase to the first floor

Guest WC

having a wall mounted hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, decorative dado rail, tiled flooring and a UPVC double-glazed window to the side aspect

Utility Room

having a ceiling light point, wall mounted central heating boiler, space with plumbing for a washing machine and tumble drier, tiled flooring and a UPVC double-glazed window to the side aspect

Wet Room

being fully tiled to the walls and floor and having a mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, radiator and a UPVC double-glazed window to the side aspect

Living Room

having a feature brick fireplace with a tiled hearth and an electric fire suite. Ceiling light point, coving, four wall light points, two radiators, UPVC double-glazed window to the side aspect and UPVC double-glazed French doors into the rear garden

Dining Room

having a decorative brick fireplace with a tiled hearth. Ceiling light point, coving, two wall light fitments, radiator and a UPVC double-glazed window over looking the rear garden

Kitchen

having a range of fitted wall and base units with roll top work surfaces and an inset stainless steel sink with drainer and mixer tap. Integrated electric oven and induction hob with

further appliance space for a dishwasher and fridge. Two ceiling light points, part tiling to walls, useful walk-in pantry cupboard, radiator, tiled floor, UPVC double-glazed windows to the side (providing lovely views of Stowe Pool) and rear aspects and a UPVC double-glazed door into the rear garden

Bedroom One

located on the ground floor and having a ceiling light point, coving, two wall light fitments, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

also located on the ground floor and having a ceiling light point, coving, three wall light fitments, radiator and a UPVC double-glazed window to the front aspect

First Floor

accessed via the staircase in the hallway

Open Office/Playroom

a great open space, versatile for use as a bedroom, home office or playroom and having five ceiling light points, radiator and two Velux windows providing plenty of natural light. Access into

Bedroom Three

benefitting from eaves storage and having a ceiling light point, five wall light fitments, radiator and a UPVC double-glazed window to the side aspect

Bedroom Four

which could also be used as the master bedroom. Two ceiling light points, radiator and a UPVC double-glazed window to the side aspect. Door into the

En-suite

comprising of a panelled bath with a mixer tap and shower attachment, separate walk-in shower cubicle with an electric fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Two ceiling light points, radiator, laminate flooring and a UPVC double-glazed window to the side aspect

Outside

the front of the property sits back from the road in an elevated position with a frontage of well established shrubs, trees and lawn. The driveway runs along the side of the property

providing off-road parking for several vehicles and leading to the DETACHED TANDEM GARAGE which is accessed via an electric roller shutter door and has light and power. There is also pedestrian access to the rear of the property aswell as steps leading up to the front door. There is also a useful outside water tap.

the well stocked rear garden has shrubs and hedges and ornamental trees with a raised lawn, a paved patio seating area and timber pergola. There is a useful timber storage shed to the side of the property, screen fencing and pedestrian gates giving access to both sides

AGENTS NOTE

The property benefits from solar panels which are owned outright by the current seller

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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 of the property. The property is under a lease and there may be additional costs 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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