



118 Weston Road,
Lichfield WS13 7EQ

Downes & Daughters
ESTATE AGENCY

118 Weston Road,
Lichfield WS13 7EQ
£425,000

A thoroughly impressive and extravagantly extended four bedroom semi detached family home presented in a contemporary style throughout and benefiting from extensive parking and a good size landscaped rear garden. The striking interior offers flawlessly stylish and flexible accommodation over three floors with the ground floor comprising: Porch, entrance hallway, through double section living room, showpiece open plan kitchen dining and family room with bi-fold access to garden providing the social hub of the home, guest cloakroom and access to the garage and internal side walkway. The first floor is equally impressive with an elegant landing, three bedrooms, a modern family bathroom and a return staircase rising to the principal bedroom with en suite shower room and eaves storage. Externally the rare benefit of extensive private driveway parking and integral garage with electric roller door is a real treat,, as is the internal walkway to the rear garden which offers a large patio seating area, neat lawn, further decked area with pergola (perfect for hot tub), raised sleeper beds and a separate section boasting a children's play area and attractive veggie garden with greenhouse.

Viewing is absolutely essential to appreciate the sheer size, stylish presentation and flexible nature of this delightful family home.

GROUND FLOOR

Porch • Entrance Hallway • Double Section Living Room With Double Doors To... • Stunning Open Plan Kitchen Dining & Family Room With Central Island, Breakfast Bar & Bi-Fold Access To Garden (underfloor heating) • Guest Cloakroom • Internal Walkway Connecting Garage To Garden

FIRST FLOOR

Landing • Bedroom One • Bedroom Two • Bedroom Three • Family Bathroom

SECOND FLOOR

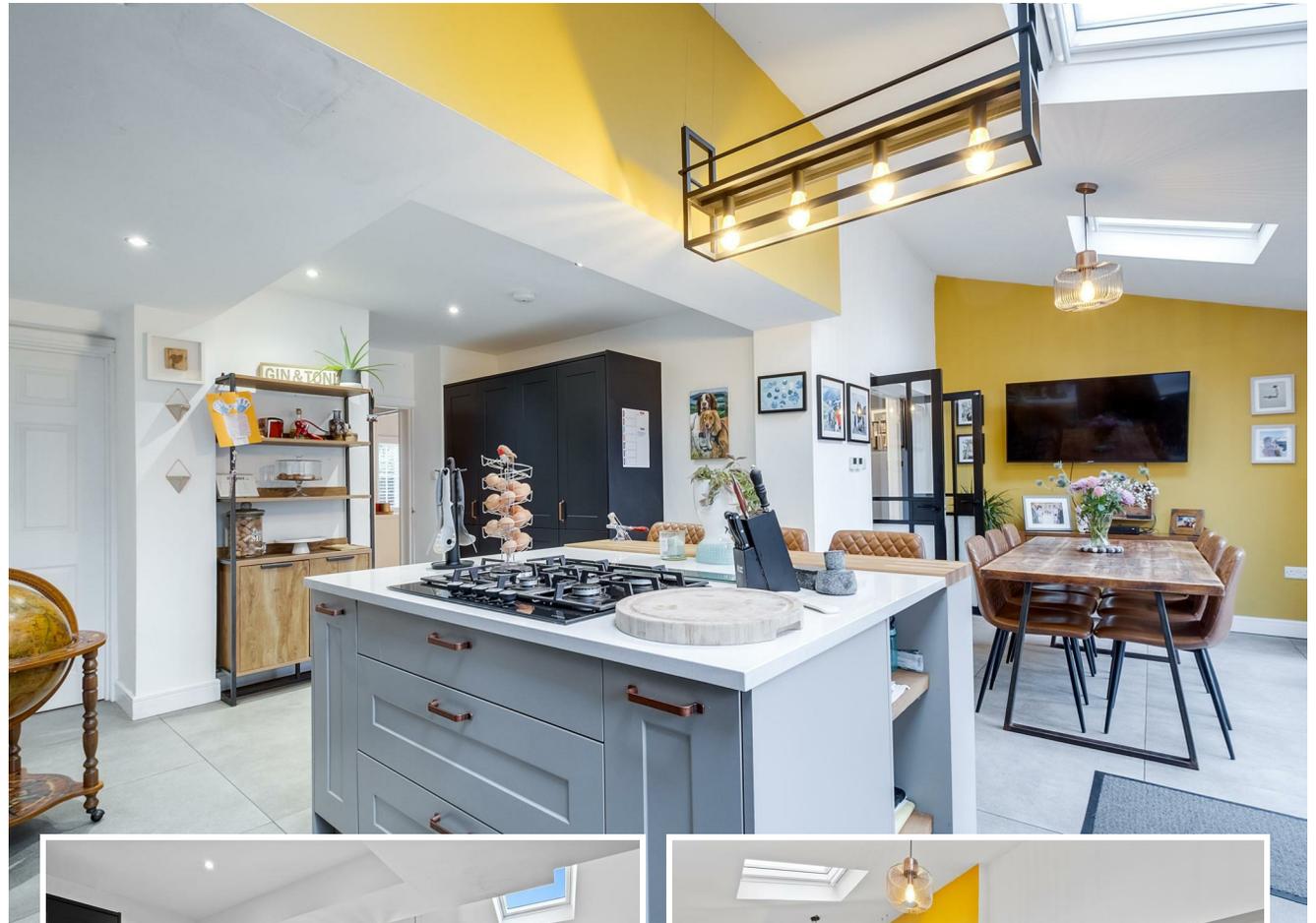
Principal Bedroom With Eaves Storage • En Suite Shower Room

OUTSIDE

Impressive Private Driveway Parking • Hedge Boundary • Integral Garage With Electric Roller Door • Side Internal Walkway To Rear • Landscaped Rear Garden With Large Patio & Neat Lawns • Decked Seating Area & Pergola (perfect for hot tub location) • Separate Section With Attractive Veggie Garden With Greenhouse • Children's Play Area

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating C • Upvc Double Glazing With Plantation Shutters To All Front Windows • All Mains Services • Virgin Broadband Connection

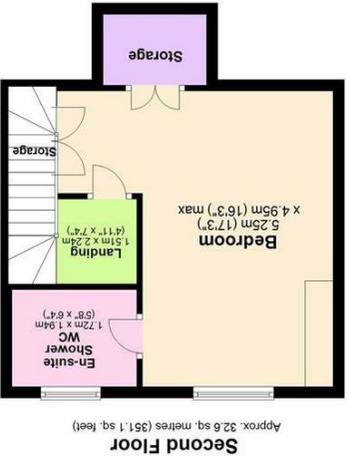
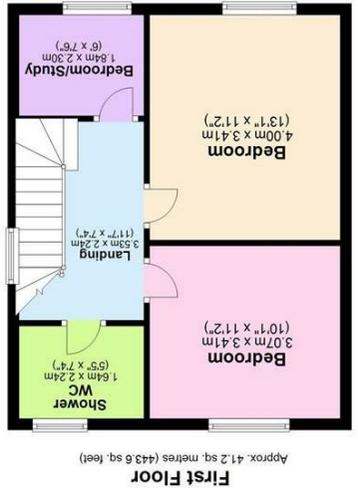
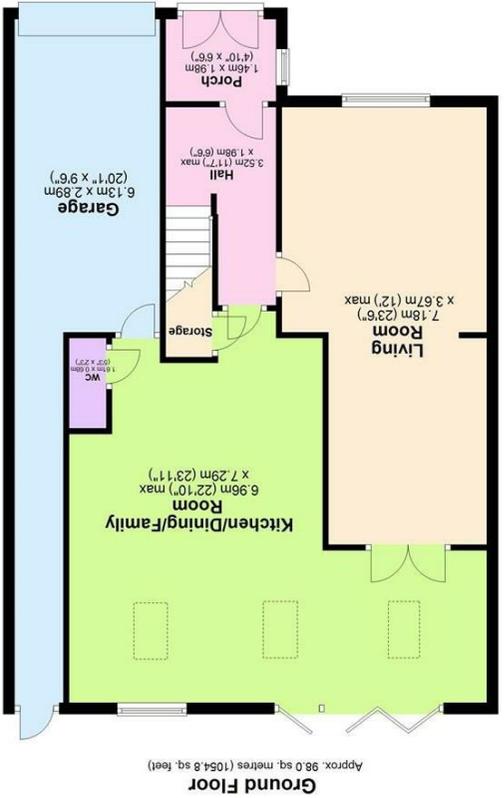




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Not All Agents Are Equal...



Total area: approx. 171.8 sq. metres (1849.4 sq. feet)

Environmental Impact (CO ₂) Rating	
Client	Domestic
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(23 ppwh)
A	(41-51)
B	(59-80)
C	(89-120)
D	(138-155)
E	(171-183)
F	(211-230)
G	(251-278)
Not environmentally friendly - higher CO ₂ emissions	(300+)

Energy Efficiency Rating	
Client	Domestic
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(29 ppwh)
A	(39-49)
B	(51-62)
C	(69-80)
D	(85-100)
E	(101-120)
F	(137-152)
G	(173-192)
Not energy efficient - higher running costs	(200+)

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