



22 Wissage Lane, Lichfield
Lichfield WS13 6DF

Downes & Daughters
ESTATE AGENCY

22 Wissage Lane, Lichfield Lichfield WS13 6DF £325,000

A rare opportunity to acquire a beautifully presented two bedroom semi detached bungalow, conveniently positioned for easy access to Lichfield's vibrant City Centre and both Lichfield Trent Valley and City train stations. Benefitting from a number of improvements by the current owners, this impressive property is presented for sale in a modern style and has the benefit of private driveway parking, a single garage and a wonderfully private rear garden. Offered for sale with no onward chain, the naturally bright interior comprises: Porch entrance, hallway, spacious living room, modern shower room, two bedroom with built in wardrobes, kitchen integrated appliances and a rear porch giving access to the garden. Externally there is a block paved private driveway, single garage, covered walk way access to the rear with two storage rooms and a low maintenance rear garden with a pleasant open outlook over playing fields.

Viewing is essential to appreciate the desirable position and attractive nature of this property and understand the rarity in which they are sold on the open market.

INTERNAL ACCOMMODATION

Porch Entrance • Hallway • Living Room • Bedroom One With Built In Wardrobes • Bedroom Two With Built In Wardrobes • Stylish Refitted Shower Room • Modern Kitchen With Integrated Double Oven, Microwave & Dishwasher • Rear Porch Giving Access To Rear Garden

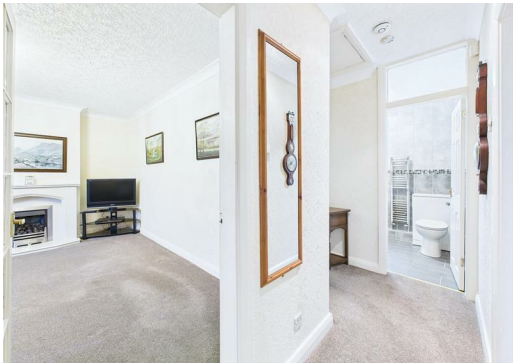
OUTSIDE

Extensive Lawned Front Garden With Boundary Wall • Private Block Paved Driveway • Single Garage • Lockable Covered Walkway To Rear Garden • Two Storage Rooms • Low Maintenance Rear Garden With Great Levels Of Privacy • Patio Seating Areas • Open Outlook Over Playing Fields

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band C • All Mains Services • Upvc Double Glazing • No Onward Chain

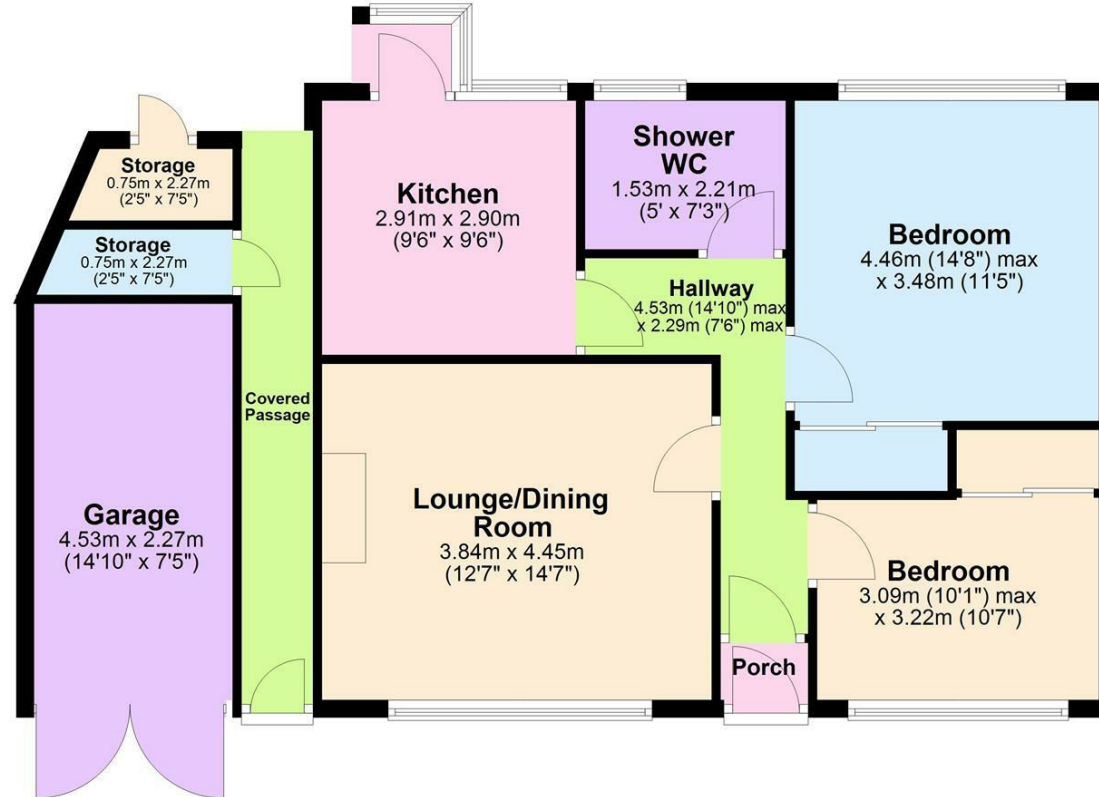






Ground Floor

Approx. 81.6 sq. metres (878.0 sq. feet)



Total area: approx. 81.6 sq. metres (878.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
		70 77
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		

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