



133 Weston Road,
Lichfield WS13 7EQ

Downes & Daughters
ESTATE AGENCY

133 Weston Road, Lichfield WS13 7EQ £450,000

A thoroughly impressive and extravagantly extended four bedroom semi detached family home, occupying a substantial plot and presented in a tasteful style throughout whilst benefiting from extensive parking and 750 sq.ft of garaging and workshop. The striking interior offers stylish and flexible accommodation over two floors with the ground floor comprising: Entrance hallway, living room, kitchen diner with pantry, stylish garden room with reclaimed industrial style windows, guest cloakroom and a multi-use utility room and home office. The first floor is equally impressive with a landing, four double bedrooms and a luxury period style bathroom. Externally the large plot provides the rare benefit of extensive private driveway parking and that vast garaging facility, in addition to a large, south east facing, rear garden with a traditional lawned section with established borders and a second large patio area with three large storage sheds and workshops.

Viewing is absolutely essential to appreciate the sheer size, stylish presentation and flexible nature of this delightful family home not to mention those rare external attributes which are rarely associated with a house of this age.

GROUND FLOOR

Entrance Hallway • Living Room With Understair Storage Area • Kitchen Diner With Pantry • Striking Garden Room With Reclaimed Industrial Style Windows • Guest Cloakroom • Covered Seating Area Leads To... • Utility Room & Home Office

FIRST FLOOR

Landing • Bedroom One • Bedroom Two • Bedroom Three With Clever Fitted Storage • Bedroom Four • Luxury Period Style Bathroom

OUTSIDE

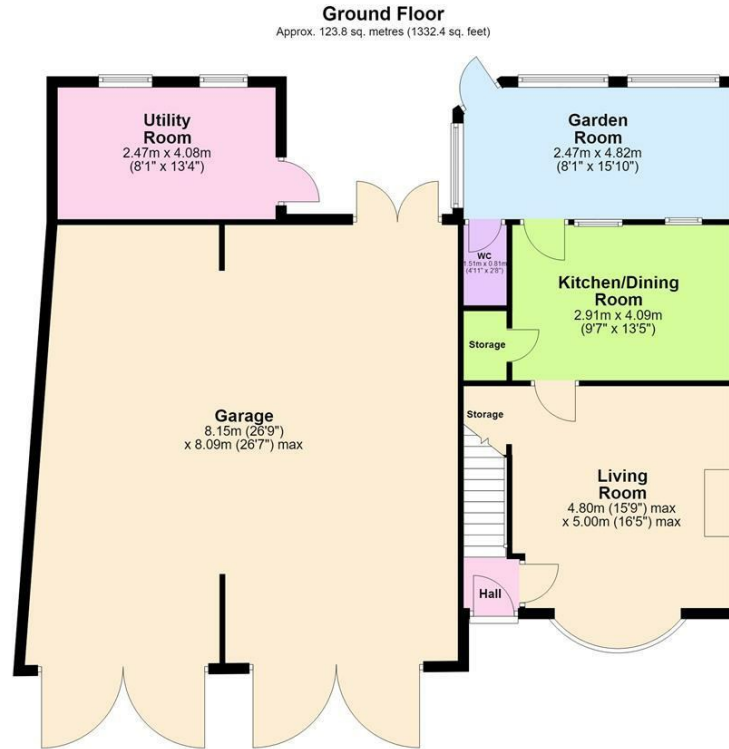
Extensive Private Driveway Parking • Neat Hedge Boundaries • 750 sq.ft Of Garaging & Workshop Space • With Two Sets Of Double Doors To Front & One Set To Rear • Covered Seating Area To Rear • Impressive South East Facing Rear Garden Divided In To Two Sections • Main Formal Lawned Garden With Established Borders • Second Extensive Patio Area With Three Large Storage Sheds & Workshops

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • Upvc Double Glazing • Gas Central Heating • All Mains Services







Total area: approx. 186.7 sq. metres (2009.7 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		71
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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