



9 Wolsey Road,
Lichfield WS13 7QH

Downes & Daughters
ESTATE AGENCY

9 Wolsey Road,
Lichfield WS13 7QH
£285,000

A well presented three bedroom semi detached home with the benefit of private driveway parking and a single garage. In one of Lichfield's most elevated positions, Wolsey Road is a quiet residential cul de sac offering a variety of family homes in a secluded setting. The internal accommodation comprises: Entrance hallway, living room, a stylish kitchen diner and a conservatory on the ground floor, whilst the first floor boasts three bedrooms, two with fitted wardrobes, and a family bathroom. With the current owners proving just how flexible the accommodation can be by accommodating their young family whilst also running a business from the same address. Externally the welcome addition of a single garage sets it apart from some of the other properties on the road, with further benefits including a lawned front garden, private driveway, outside store and rear garden.

Viewing is essential to appreciate the charming nature of this home as well as its future potential to extend over the garage subject to relevant planning consents.

GROUND FLOOR

Entrance Hallway • Living Room Opening In To... • Modern Fitted Kitchen Diner • Conservatory

FIRST FLOOR

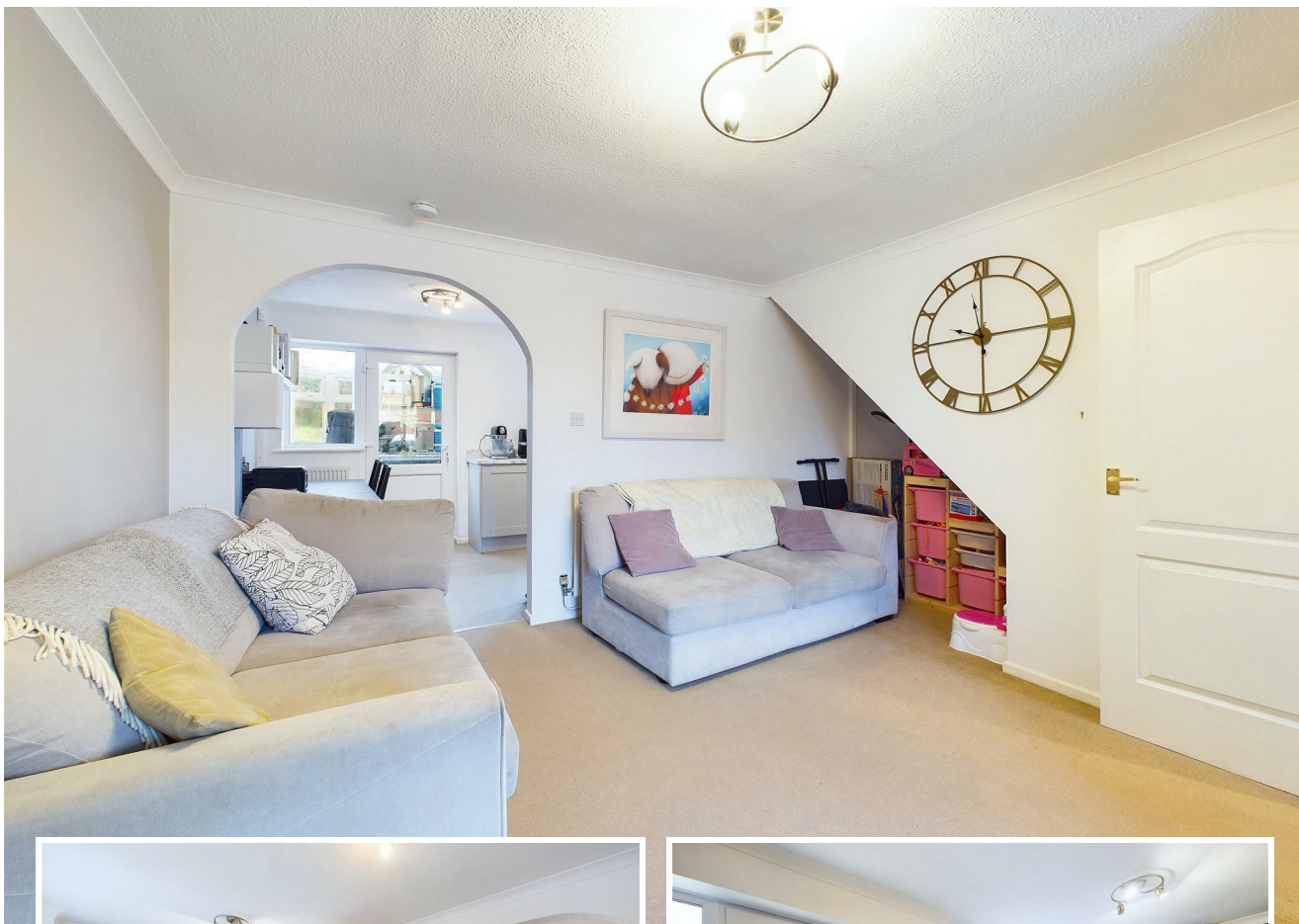
Landing With Airing Cupboard • Bedroom One With Fitted Wardrobes • Bedroom Two With Fitted Wardrobes • Bedroom Three • Family Bathroom

OUTSIDE

Lawned Front Garden • Private Driveway Parking • Single Garage • External Storage Cupboard • Rear Garden With Patio & Decked Seating Areas • Rockery Style Flower Beds • Lawns & Fenced Boundaries

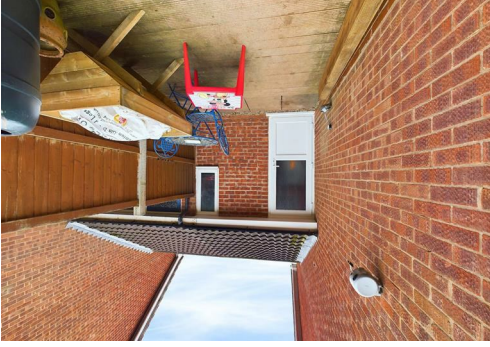
FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band C • Energy Rating C • All Mains Services • Broadband & Fibre Available





Not All Agents Are Equal.



(1) Excluding balconies and terraces

Approximate total area (N)	Reduced headroom
874.25 ft ²	9.7 ft ²
81.22 m ²	0.9 m ²



Environmental Impact (CO ₂) Rating	
<p>Two requirements being higher - lower CO₂ emissions</p> <p>Not exceeding reference - higher CO₂ emissions</p>	<p>EU Directive 2002/91/EC</p>
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