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Providing you with a quality service



A Three Bedroom Victorian Home
190 Walsall Road, Lichfield, WS13 8AH

Price guide
£224,950

Victorian Character Property - Cellar - Living Room Dining Hall - Kitchen - Three Bedrooms - Extensive Rear Garden - Off Road Parking



Providing you with a quality service

PROPERTY SUMMARY:

"A charming three bedroom semi detached Victorian property, Located on the sought after Walsall Road, and enjoying the benefit of private off road parking substantial garden with wonderful rear aspect, this property can only truly be appreciated with a viewing."

LOCATION:

The property is located in this popular district within reasonable distance of comprehensive amenities within the Cathedral City of Lichfield. This property is within the catchment for Christchurch Primary school. The nearby A38/A5 trunk roads provide access to Midlands motorway networks and business centres, and there are two rail links in Lichfield.

DIRECTIONS:

Heading out of Lichfield City along The Friary, proceed straight across the first roundabout, up to the main Bowling Green roundabout. Turn Right, taking the 2nd exit signposted Leamonsley which leads onto the Walsall Road. The subject property is located on the right hand side indicated by our for sale board.

Approach

To the front of the property is a gravel driveway, with shrub border to one side, offering off road parking for one car. From here there is a step up through the front entrance door, that opens into:

Living Room

13" x 12" (3.96m x 3.66m)

Having central heating radiator, working coal fire with hearth and mantle, single glazed window, TV & telephone points, two ceiling spot light points and ceiling light point.

Dining Hall

9"11 x 12" (2.74m x 3.66m)

Having double single glazed french doors opening onto rear garden, central heating radiator and ceiling light point.

Cellar

12" x 9"5 (3.66m x 2.74m)

Accessed from the ground floor dining hall.

Kitchen

12" x 6"1 (3.66m x 1.83m)

Currently undergoing works.

First Floor Landing

12"11 x 2"8 (3.66m x 0.61m)

Having two ceiling light points.

Bedroom One

13"1 x 12" (3.96m x 3.66m)

Having central heating radiator, working coal fireplace, single glazed window and ceiling light point.

Bedroom Three

12"2 x 6"10 (3.66m x 1.83m)

Having central heating radiator, single glazed window and ceiling light point.

Bathroom

12"2 x 6"2 (3.66m x 1.83m)

Having white bathroom suite comprising panelled bath, Victorian style WC with chain pull flush system, pedestal wash hand basin, airing cupboard, two single glazed windows and ceiling light point.

Bedroom Two (Second Floor)

13"1 x 12"2 (3.96m x 3.66m)

Having central heating radiator and single glazed window.

Rear Garden

This long rear garden benefits from having paved patio area a long lawned area and wonderful rear aspect. This property also benefits from having an access to the side of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92-100) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E	48	48	(55-68) D		
(21-38) F			(39-54) E	44	44
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

