

SUNNINGDALE 63 TAMWORTH ROAD
LICHFIELD
WS14 9HG


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This exquisite 5-bedroom detached home offers abundant space for families to thrive. Situated in proximity to amenities and the prestigious Whittington Heath Golf Club, it boasts a magnificent rear garden and has impressive curb appeal.

ACCOMMODATION

Ground Floor:

Entrance hallway
Dining room
Sitting room
Drawing room
Utility room
Guest WC
Kitchen/breakfast room

First Floor:

Landing
Principal bedroom with ensuite
Bedroom 2 with ensuite
Three further bedrooms
Family bathroom

Garden and Grounds:

Private gated entry
Driveway with ample parking
Laid to lawn rear garden with patio area
Pond in rear garden
Shed to rear garden

Approximate Gross Internal Area: 2,842 Sq Ft (264 Sq M)

EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

This property offers residents an enviable blend of suburban tranquillity and urban convenience. The property benefits from proximity to the South Side of the Cathedral City of Lichfield where a range of amenities, including shops, cafes, and restaurants, providing convenient access to everyday essentials and leisure pursuits.

Nearby schools such as Christ Church Primary School, St Michaels Church of England Primary School, King Edward VI and Lichfield College which offer quality education options for families with children. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

For leisure and recreation, Beacon Park, with its sprawling green spaces, picturesque lake, and recreational facilities, is just a short distance away. Residents can enjoy leisurely strolls, picnics, and outdoor activities amidst the park's scenic surroundings. Additionally, Lichfield Golf & Country Club provides opportunities for golf enthusiasts to indulge in their favourite sport and socialise with fellow members.

Close to the property is the Lichfield and Hatherton Canal which is currently undergoing extensive renovation and restoration. The canalside path is ideal for walking and connects to Darnford Moors nature reserve.

Enjoy easy access to major roadways such as the A38 and M6 Toll, providing convenient connections to Birmingham city centre and other neighbouring towns and cities. Nearby train stations, including Lichfield City and Lichfield Trent Valley, offer further commuting options for residents, ensuring hassle-free travel for work or leisure.

Description of Property

This exquisite 5-bedroom detached home offers abundant space particularly for multi generational families, given that the property was previously extended to include an annexe. The second staircase provides ease of access between the ground floor drawing room and first floor rear bedroom and bathroom.

As you step into the property, you're greeted by a welcoming hallway offering access to the reception rooms and stairs leading up to the first floor. The utility room, accessible from here, boasts matching cabinetry and worktops as the kitchen, providing ample storage space.

The dining room boasts a picturesque view of the property's foregarden, courtesy of a spacious bay window and is further accentuated by timeless original features, such as a decorative fireplace and authentic flooring.

On the left of the hallway, the sitting room features a central focal fireplace, creating a cosy atmosphere for relaxation. A lovely picture window overlooks the beautiful foregarden.

An inner hallway, accessed through double doors, provides access to the guest WC for convenience and leads into the kitchen/breakfast room. With French doors opening out to the rear garden, this space offers indoor-outdoor living and accommodates a dining table for family meals. The kitchen is equipped with integrated appliances and modern amenities.

The drawing room, accessed from the hallway is a spacious room with a central fireplace and French doors opening to the beautiful rear garden. This

room benefits from having a second staircase leading up to the first floor.

Moving up to the first floor, the principal bedroom and bedroom 2, both overlooking the front gardens, boast their own ensembles with walk-in showers for added convenience. An additional landing space leads to the three further bedrooms and family bathroom.

Bedrooms 3, 4, and 5 offer lovely views of the rear garden, all being good-sized double rooms.

The family bathroom completes the first floor accommodation with a neutral and inviting ambiance, featuring a white suite with a WC, sink, bath, and walk-in shower.

Garden and Grounds

Approaching the property via the private gated entrance with electric gates, you're greeted by a meticulously maintained landscape, featuring an extensive driveway with ample parking spaces and a lush green lawn area adorned with vibrant plants and hedges, enhancing the property's curb appeal. To the right of the drive, a garage provides additional parking or storage options, while on the left, side access leads to the rear garden.

The rear garden is a true sanctuary, boasting impeccably manicured lawns and a variety of shrubs and plants that encircle the space, ensuring privacy. Thoughtfully designed and carefully tended, the garden is a sight to behold, offering a haven for gardening enthusiasts to indulge their passion. A shed provides convenient storage for tools and equipment, while a spacious patio area invites al fresco dining and gatherings with family and friends, creating the perfect setting. For convenience, there is power to the garden and shed, as well as power to the fore garden. A cold water tap is located to the left side of the house and in the garge.

Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 1st exit onto London Rd/A38, at Swinfen Interchange take the 2nd exit onto London Rd/A5206, turn right onto Cricket Ln, turn right onto Tamworth Rd/A51 and the property will be on your left.

Distances

Lichfield Golf & Country Club - 5.0 miles
Whittington Golf Club - 3 miles
Lichfield - 1.3 miles
Sutton Coldfield - 8.7 miles
Birmingham - 15.1 miles
Birmingham International/NEC - 18.4 miles
M6 - 12.0 miles
M6 Toll - 14.0 miles
M42 - 18.1 miles

(Distances approximate)

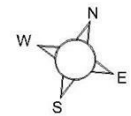
Terms

Tenure: Freehold
Local Authority: Lichfield District Council
Tax Band: F

Viewings: All viewings are strictly by prior appointment with agents Aston



Tamworth Road, Lichfield
 Approximate Gross Internal Area
 Main House = 2496 Sq Ft/232 Sq M
 Garage = 294 Sq Ft/27 Sq M
 Shed = 52 Sq Ft/5 Sq M
 Total = 2842 Sq Ft/264 Sq M



Knowles 0121 362 7878.

Fixtures & Fittings: These particulars are intended only as a guide and must not be relied upon as statements of fact.

Services

We understand that mains water, gas and electricity are connected.

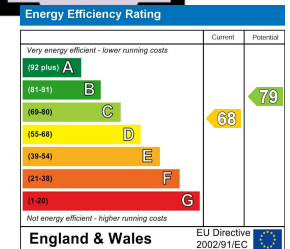
Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: May 2024
 Particulars prepared: May 2024



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