

Birmingham Road

Lichfield, WS14 9BW

John 
German





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£399,950

Within minutes of the city centre and station, a Victorian semi detached house with a fascinating history and an amazing interior that combines original style and architectural detail with all modern conveniences including a stunning master bedroom suite.



Originally built as a brewery house for Lichfield maltings, this fine Victorian property offers a truly unique home that is packed with character and interest, and has the advantage of two exceptionally large cellar rooms with conversion potential (STPP).

Set behind a privately gated and fenced garden, the main approach to the house leads you into a welcoming reception hall with front facing sash window, feature pine floorboards, spindle balustraded stairs to the first floor and access to a beautifully detailed guest WC with metro tiling, low level WC and wash hand basin.

Leading off the hall is an excellent sized lounge with high level ceiling, feature pine floorboards, focal point traditional fireplace, understairs storage cupboard and full height Crittall style doors and panel that lead into the dining kitchen.

A delightful vintage blue brick floor is found throughout the dining kitchen and there are also areas of revealed brick and steel that combined with the vaulted ceiling in part create a look of industrial chic. There are a full range of grey toned units, hardwood block worktops and breakfast bar, sink unit, range cooker, extractor hood and dishwasher. There is a rear door to a small shared courtyard area.

On the first floor there is a landing, two bedrooms and a bathroom. The larger of the two bedrooms has dual aspect windows to the rear of the property and feature pine floorboards, and the smaller of the two rooms has a large sash framed window and makes an ideal children's or guest bedroom.

The luxury bathroom combines white metro tiling with a contemporary white and chrome suite to comprise an oval double ended bath, low level WC, wash hand basin, walk-in shower and sash framed window to front.

The piece de resistance of this property is the stunning loft conversion that has created a large master bedroom suite of light and style, with glass doors and a glass Juliette screen, timber flooring and access to its own en-suite shower room with metro tiling and a white and chrome suite to comprise a walk-in shower, low level WC and wash hand basin.

Outside, exceptionally large cellar with light and power, original small paned metal windows and an external stair. Currently used as storage but offering conversion potential subject to all the necessary consents and retaining access for the neighbouring property to read their gas and electricity meters.

Parking space for two cars. Although technically this property owns two garages, there is an indefinite right of use in favour of the adjoining house.

The front and side garden and fenced and hedged and offer a private lawned garden with gravelled and hard paved seating areas, providing a very pleasant outdoor space.

Agents note: For details of any covenants or charges on the land registry title deed, please ask to see a copy.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Parking spaces **Electricity supply:** Mains **Water supply:** Mains
Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Hardwired Ethernet/Internet to all rooms

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA21062024







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1411.79 ft²
131.16 m²

Reduced headroom

3.22 ft²
0.3 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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