

St. Chads Road

Lichfield, WS13 7LZ

John German





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Offers in region of £700,000

A fantastic opportunity to acquire this stunning
DOUBLE FRONTED EDWARDIAN RESIDENCE that
has been UPGRADED WITH SUCH CARE,
ATTENTION TO DETAIL AND FLAIR, combining
traditional and contemporary features with
EQUALLY IMPRESSIVE GARDENS in this fantastic
location.

This double fronted Edwardian residence really does have it all! Having been refurbished and upgraded by the current vendors who have cleverly combined traditional with contemporary resulting in a beautiful family home. It is also set in a great location where a lovely walk beside Stowe Pool takes into the City centre and its Cathedral. Lichfield has a wide range of amenities including two railway stations providing services to London Euston, Birmingham and Sutton Coldfield and many more. It is also well placed for the A38 giving access to the A50 and M6.

Accommodation - Step inside the side reception hall having an Amtico floor which extends throughout the whole of the ground floor. To your right is a very useful shower room with double width shower, wash basin with integrated cupboard beneath, WC and a chrome vertical towel radiator.

Next is the simply stunning dining kitchen equipped with an extensive range of high and low level units with contrasting silestone work surfaces incorporating a recessed sink and drainer together with a matching island unit providing a dining/breakfast bar area. Integrated appliances comprise an induction hob with stainless steel extractor canopy above, split level double oven, dishwasher and fridge freezer. There is downlighting to the kitchen area and modern sash windows and whole room has under floor heating. The spacious dining area has bi-folding doors leading to the garden patio area. Off the kitchen is a separate fully fitted utility room offering plenty of storage space and provision for a washing machine.

An elegant drawing room has a deep front facing bay window, traditional fireplace with living flame gas fire set on a granite hearth with a cast and tiled insert. Full height shelves and cupboards lie to either side and there is also a useful under stairs cupboard. A separate charming sitting room also has a deep bay window and a traditional fire surround with cast and tiled inset on a granite hearth.

Accessed off the drawing room a vestibule has a front facing door and stairs rising to the first floor landing that leads to the three double bedrooms and bathroom.

The principal bedroom has double French doors to a Juliet balcony and the benefit of a walk-in wardrobe, a separate dressing room and an en suite with a spacious shower and drying area, exquisite tiling, rectangular wash basin with integrated drawer beneath, WC and chrome towel radiator.

The second double bedroom has built-in wardrobes, a cast ornamental fireplace and range of fitted drawer units. Bedroom three is also a double sized room and has a useful built-in cupboard. The luxurious family bathroom has a separate slightly raised shower and wet area having both conventional and waterfall heads with adjacent bath in tiled surround together with a WC, wash basin with integrated drawer, splendid tiling and chrome radiator.

Outside the property stands back from the road beyond a traditional terraced garden with immaculate border, wrought iron railing and gate. To the side lies a block paved drive and to the rear is a sun terrace, a spacious raised decking area and a knee high wall that also incorporates flower beds and gives access to the immaculate lawned garden surrounded by beautiful planted display borders and a corner seating area. There is also a bespoke shed at the side.

To view this stunning Edwardian residence please contact John German Lichfield office.

Note: The property is situated in a conservation area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC 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 E

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

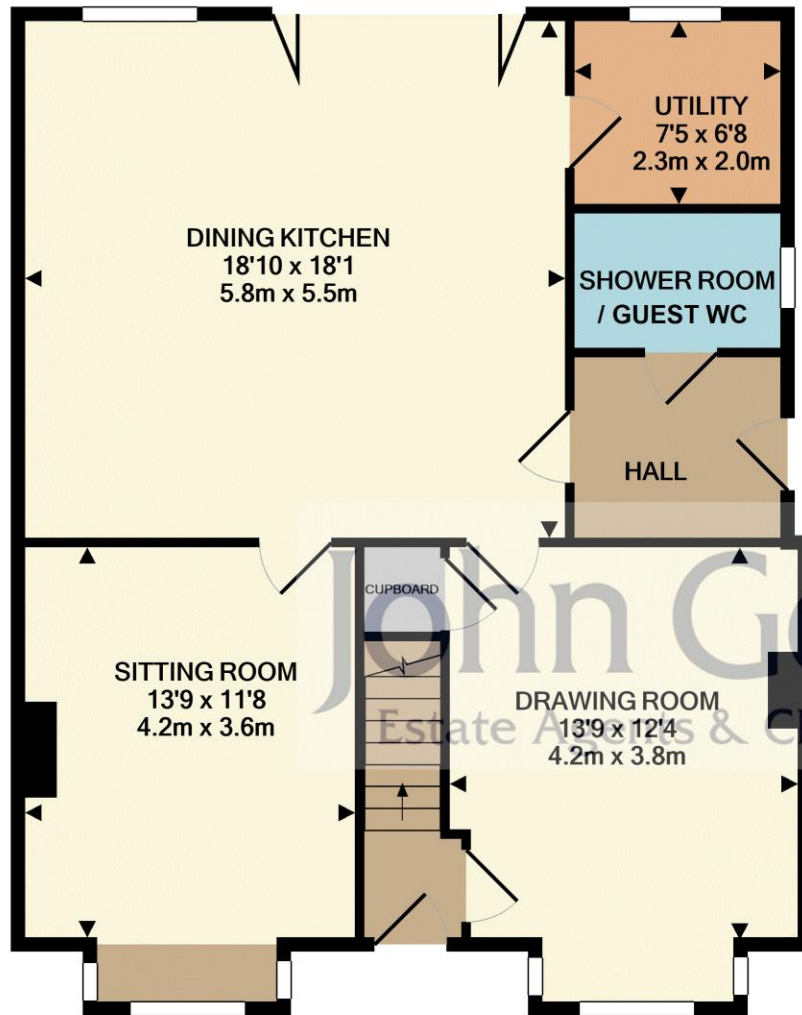
Our Ref: JGA12082025

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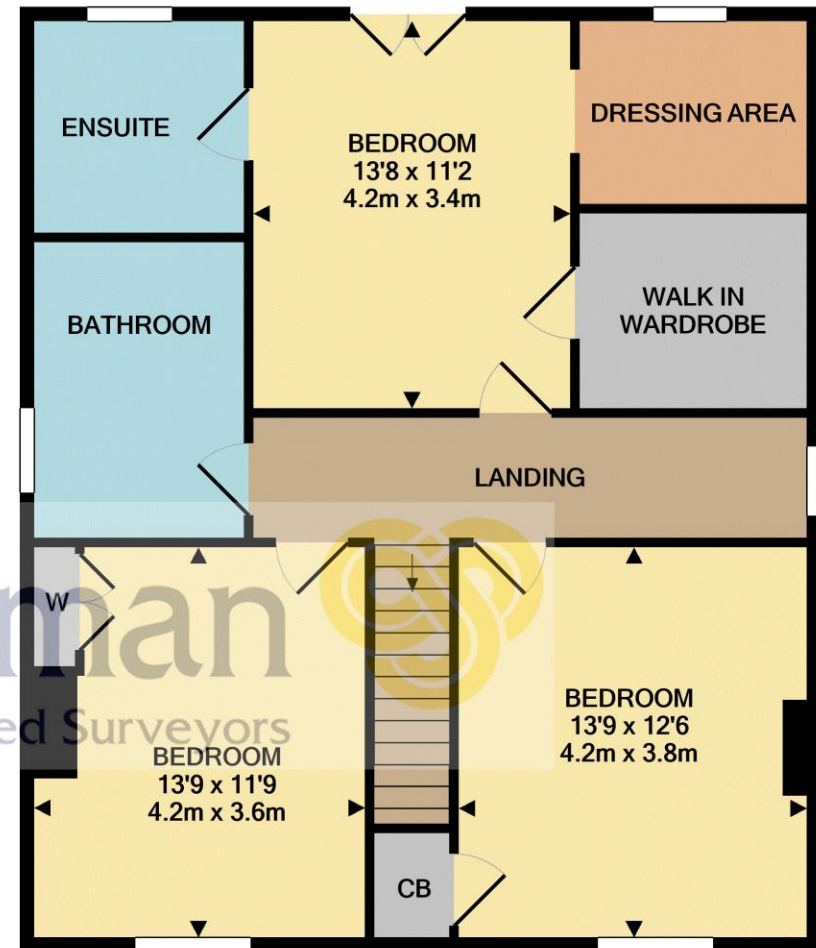
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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