



Offers In Excess Of £1,000,000

4 Bedroom Character Property for sale
2 Friary Avenue, Lichfield





Overview

CHAIN FREE - Nestled in a prestigious locale just a stone's throw from the historic heart of Lichfield, you'll discover this exceptional 1920s detached residence, an iconic landmark in the city's landscape. The current owner has masterfully crafted this property's interior, resulting in a luxurious and flexible living space. To fully grasp the opulence and attention to detail, an in-person viewing is a must.

Key Features

- Iconic Lichfield Residence
- 1920's Period Property With Modern Interiors
- Secure Gated Parking & Single Garage
- Open Plan Contemporary Kitchen Diner
- Spacious Living Room
- Bar/Snug
- Three First Floor Bedrooms (Master With Ensuite)
- Swedish Style Loft Bedroom With Ensuite & Sauna
- Luxury Family Bathroom - Separate WC
- Outdoor Games Room/Home Office & Utility









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Entrance Elegance:

Step through the imposing solid wood door into a grand vestibule that leads to an equally magnificent entrance hall. Here, an exquisite period staircase makes a bold statement.

Cozy Living Oasis:

The living room beckons as a snug sanctuary with a rustic log-burning stove and an abundance of natural light streaming in through seven strategically placed windows. A door seamlessly connects you to the garden, bridging indoor and outdoor spaces.



Chic Boutique Bar:

For those who revel in entertaining, the stylish boutique bar is an expression of sophistication. Adorned with oak paneling, custom built-ins, and an inset gas fire suite, this space speaks volumes.

Sleek Open Plan Dining Kitchen:

A culinary dream, the kitchen boasts coordinated gloss cabinets, sleek work surfaces, and tiling that radiates light. Fitted with modern appliances including an oven, grill, microwave, and induction hob, it's a haven for any cook. An open archway leads to the dining room, complete with a breakfast bar and French doors that unveil a secluded outdoor dining patio.

Functional Rear Hallway/Boot Room:

Accessed from the side of the property through a wood and glass panelled door, this space features tiled flooring and a striking glass panelled screen. A convenient WC with a bespoke ornate vanity hand wash basin and storage under the stairs make this area practical.

Galleried First Floor Landing:

As you ascend the stairs, you'll pass a striking original lead stained glass window. Upon reaching the landing, a spiral staircase beckons you to explore the second floor, an adventure awaiting.

Luxurious Family Bathroom:

The family bathroom exudes luxury with its freestanding bathtub, a contemporary walk-in shower, and a hand wash basin set in a vanity unit. Coordinated wall and floor tiling, along with ample lighting from ceiling and wall fixtures, create an inviting ambiance. An adjacent separate WC adds convenience.

First Floor Bedroom Retreats:

Bedroom One features a modern en-suite with a walk-in shower cubicle and sleek splash panelling. Bedroom Three offers fitted wardrobes and dual aspect windows, while Bedroom Four enjoys a flood of natural light dancing on its herringbone flooring.

Second Floor - Swedish Style Loft Bedroom:

Accessed via the spiral staircase, this storage-rich bedroom is a dream. Fitted wardrobes, ceiling and wall lights, and a window welcome natural light. An en-suite shower room with a sauna adds a rustic yet stylish touch with exposed brick, wood paneling, and bespoke stone hand wash basin.

Outdoor Haven:

The wrap-around garden enfolds the property, with cozy nooks and a delightful decked dining area under a wooden gazebo, perfect for

relaxation and hosting guests.

Entertainment Hub:

To the rear of the garage you will find the games room; an entertainment haven with bi-fold doors that merge the indoor and outdoor spaces. Abundant natural light streams in through skylights and windows, making it perfect for gatherings. Lights and electric heating ensure you can entertain all year round.

Detached Garage:

The left hand side of the doable garage provides parking for one vehicle and storage space. The right hand side of the double garage has been converted into a utility room with base units, a ceramic sink, and space for a washing machine and dryer. It also includes a separate WC. Plus, let's not forget the secure gated parking providing parking for up to five vehicles - a valuable feature of this extraordinary property.

Location:

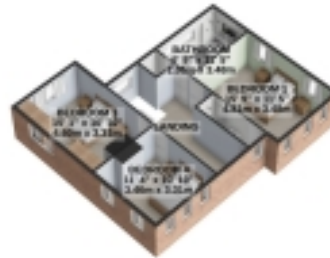
The property is just a 5 minute walk away from Lichfield City centre. Lichfield itself offers a diverse range of amenities including bars, pubs, restaurants, supermarkets and the Garrick theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available.

Floorplans

GROUND FLOOR
1700 sq.ft. (158.0 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



2ND FLOOR
434 sq.ft. (40.4 sq.m.) approx.

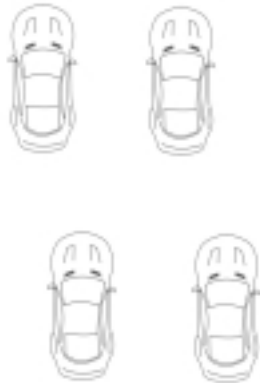


TOTAL FLOOR AREA : 2860 sq.ft. (265.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Floorplans

GROUND FLOOR
1700 sq.ft. (158.2 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.4 sq.m.) approx.

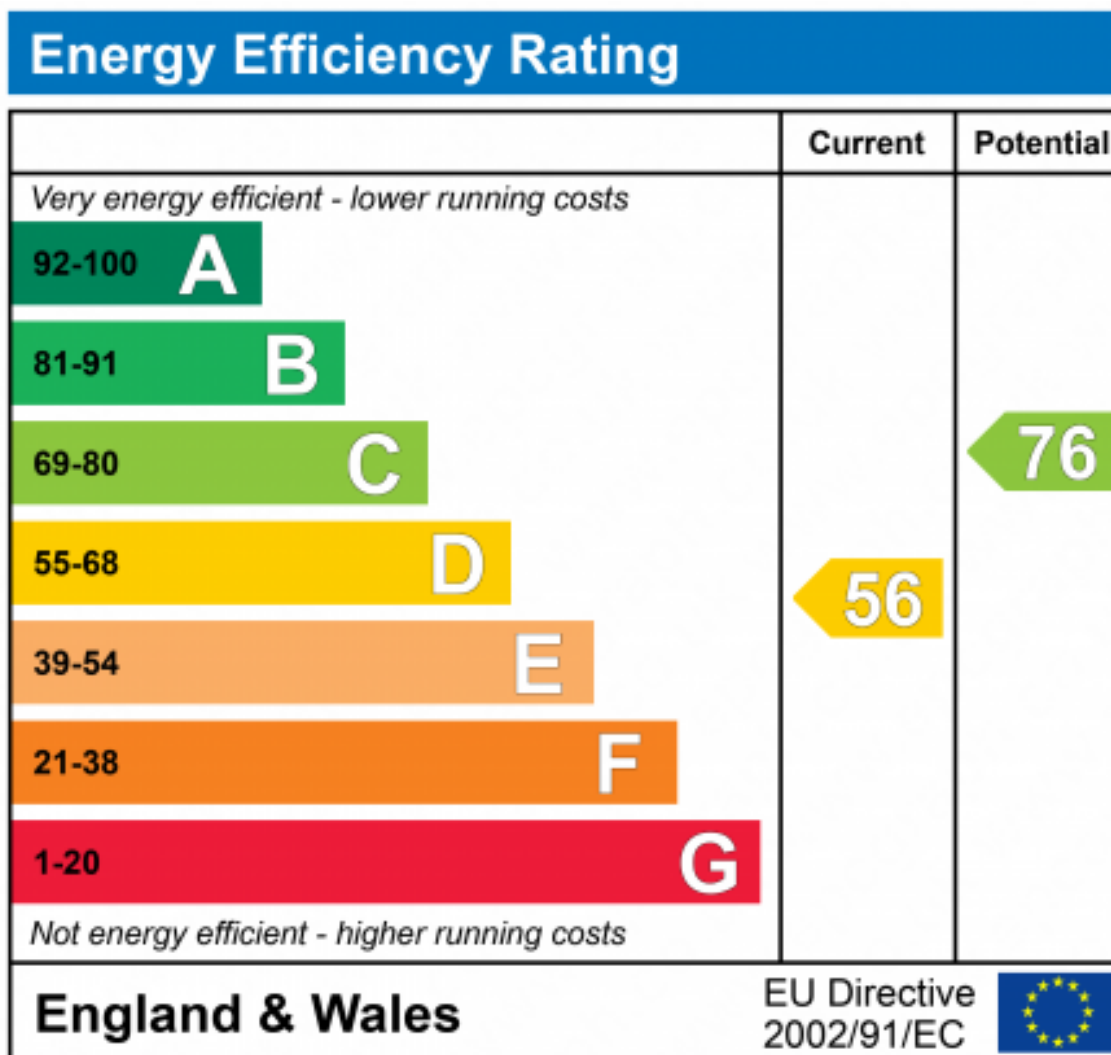


2ND FLOOR
439 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 2860 sq.ft. (265.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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