



Offers In Excess Of £1,000,000

4 Bedroom Character Property for sale
2 Friary Avenue, Lichfield



EweMove
SALES AND LETTINGS



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

- ENQUIRE VIA OUR EWEMOVE WEBSITE OR CALL 24/7
- 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









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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:

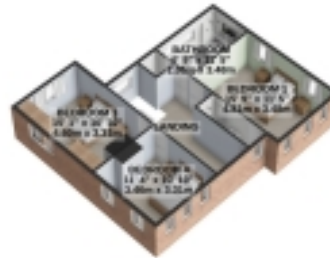
A culinary dream, the kitchen boasts coordinated gloss cabinets, sleek work surfaces, and tiling that radiates light. Fitted with modern appliances including an oven, grill, microwave, and induction hob, it's a haven for any cook. An open archway leads to the dining room, complete with a breakfast bar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

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.

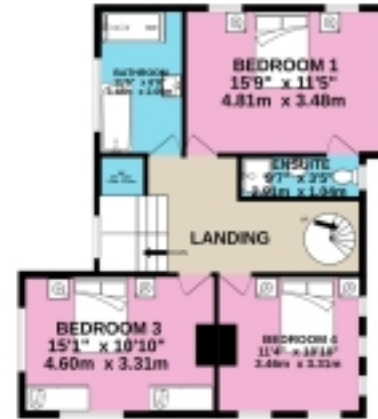
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Floorplans

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



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

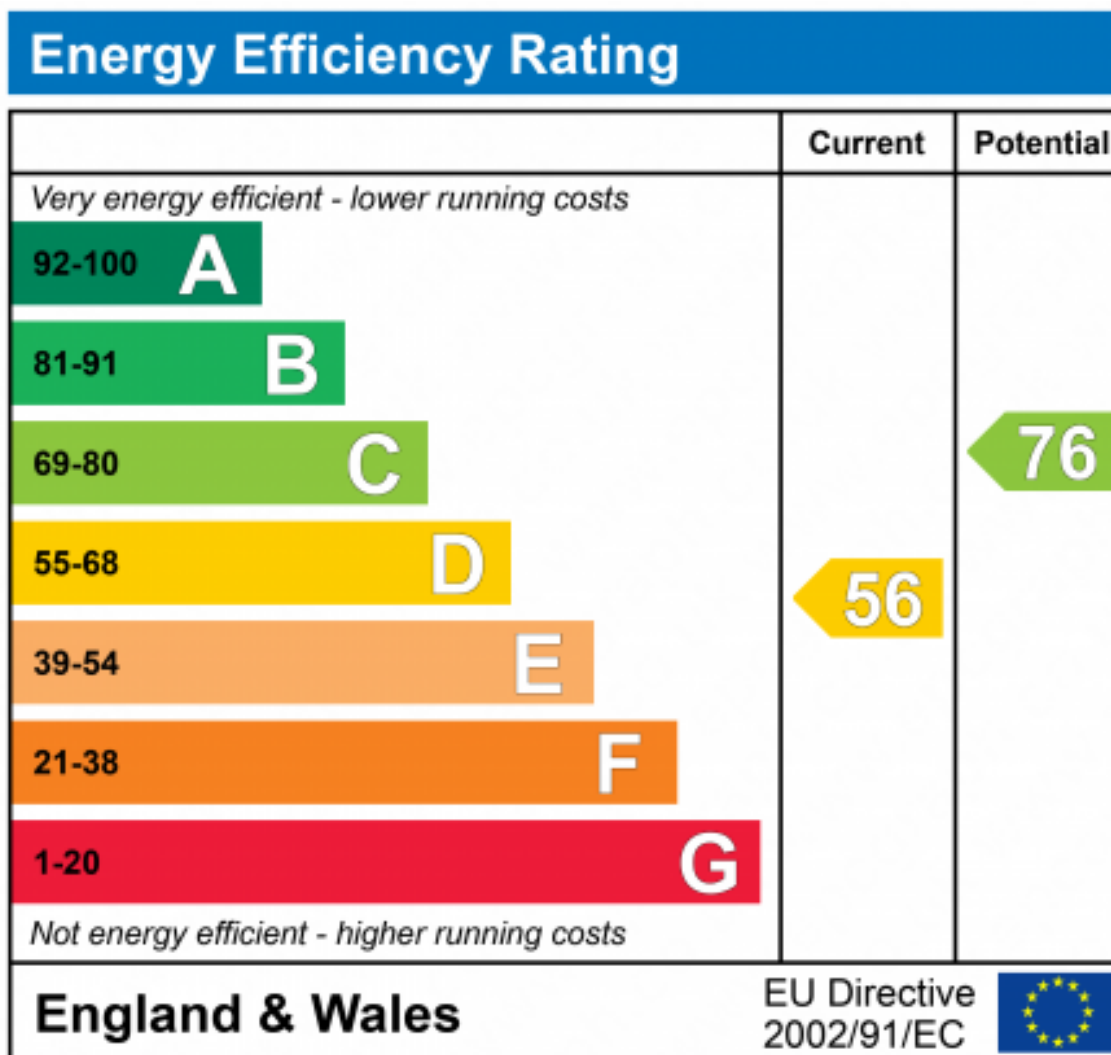


2ND FLOOR
439 sq.ft. (40.4 sq.m.) approx.



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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