





# Walsall Road, Lichfield

£800,000

4 2 3





A fabulous and very rare opportunity to acquire a substantial four double bedroom home, offering flexibility with reconfiguration and occupying a generous set-back plot close to the centre of Lichfield. This impressive property on Walsall Road, Lichfield, comes to the market with an extensive range of attractive features, from the exceptional living space to the consistently generous bedroom sizes and sought after location.

Sitting just shy of half a mile from the city centre, this wonderful home benefits from having the full range of Lichfield's amenities easily accessible, including Beacon Park, various bars/restaurants, Lichfield City train station and Lichfield Cathedral, as well as having various highly rated schools also nearby. The accommodation is set across two floors, with an entrance hall, living room, family room, wonderful dual aspect breakfast kitchen/diner, utility room and contemporary shower room all to the ground floor, whilst the four double bedrooms and an attractive bathroom sit to the first. A very large driveway is coupled with attractive lawned gardens to both the front and rear, with a garage providing fabulous additional storage.

Due to the sheer size of the entirety of the upstairs rooms, there would be fantastic scope to incorporate additional bedrooms or en-suites/dressing rooms and reconfigure as desired, subject to gaining necessary permissions.

Properties of this exceptional quality, offering such ample space throughout, in such a sought after location must be viewed to be truly appreciated.

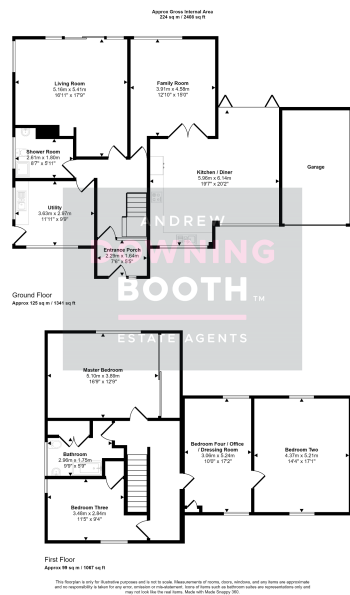
### Entrance Hall

A front facing composite door sits beside a front facing double glazed window and opens to an entrance porch, fitted with a tiled floor, a recessed ceiling spotlight and ornamental recessed within two of the exposed brick walls.

### Entrance Hall

A front facing door sits beside front facing glass block windows and opens to the entrance hall, fitted with a radiator, wood effect flooring,





- Four Double Bedroom Detached House
- Large Plot Set Back From The Road
- Generous Dual Aspect Breakfast Kitchen / Diner
- Contemporary Ground Floor Shower Room & First Floor Bathroom
- EPC Rating: TBC
- Exceptional Living Space
- Highly Desirable Location Close To Lichfield City Centre
- Scope To Reconfigure & Incorporate En-Suites, Subject To Gaining Necessary Permissions
- Council Tax Band: E

