



Walsall Road,  
Lichfield, WS13 8AH

Offers Over £430,000

# Lichfield

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This unique opportunity has come to market on Walsall Road in central Lichfield, a fantastic location close to schooling, transport links, and popular amenities in Lichfield City Centre. Backing onto the beautiful Leomansley Woods providing stunning private views to the rear, this property is ideal for any families searching in the centre of Lichfield for a unique home.

Approached via the attractive curb appeal with a paved parking area to the fore and shared access to the rear parking, the internal accommodation will definitely impress. There is a stylish living room with log burner fire place and storage either side of the chimney, with double doors out to the inner hallway which features a guest W.C, store cupboard, and stairs down to a cellar with fantastic potential.

To the rear of the ground floor is a beautiful open kitchen/diner/family room, an ideal place for family entertainment, with an attractive characterful fitted kitchen with modern appliances, a separate utility room, and a sitting area with sky light window and bi fold doors out to the garden.

Upstairs on the first floor is a spacious master bedroom with fitted wardrobes and private en-suite, as well as a great size second bedroom and a stunning family bathroom. Another set of stairs leads to the second floor, which has an extremely versatile layout, with a double third bedroom and potential fourth bedroom/dressing room or study open to the stairs. This floor provides a vast space for storage and privacy for a family.

Outside is a wonderful rear garden with low maintenance artificial lawn and patio, with attractive plants throughout the fenced enclosure, leading to an impressive external storage room currently with one space in the car port, potential for two.





## Property Specification

BEAUTIFULLY PRESENTED & EXTENDED FAMILY HOME  
 WONDERFUL CHARACTER THROUGHOUT  
 SPACIOUS OPEN KITCHEN/DINER WITH SEPARATE UTILITY  
 STYLISH LIVING ROOM & DOWNSTAIRS GUEST W.C.  
 UNIQUE CELLAR ACCESS

Lounge 12' 8" x 12' 0" (3.87m x 3.65m)

Kitchen/Diner 18' 5" x 11' 8" (5.62m x 3.55m)

Utility 6' 2" x 5' 11" (1.89m x 1.81m)

Downstairs W.C. 5' 5" x 3' 3" (1.66m x 0.99m)

Store

Bedroom One 11' 11" x 10' 2" (3.63m x 3.10m)

En-suite 6' 6" x 4' 8" (1.97m x 1.43m)

Bedroom Two 8' 11" x 6' 6" (2.72m x 1.99m)

Bathroom 9' 4" x 6' 2" (2.85m x 1.89m)

Bedroom Three 12' 11" x 11' 0" (3.93m x 3.36m)

Dressing Area/Bedroom Four 13' 0" x 12' 0" (3.97m x 3.66m)

Cellar 12' 2" x 12' 2" (3.7m x 3.7m)

Double Carport/Storage 16' 1" x 16' 1" (4.9m x 4.9m)

### Agent's Note:

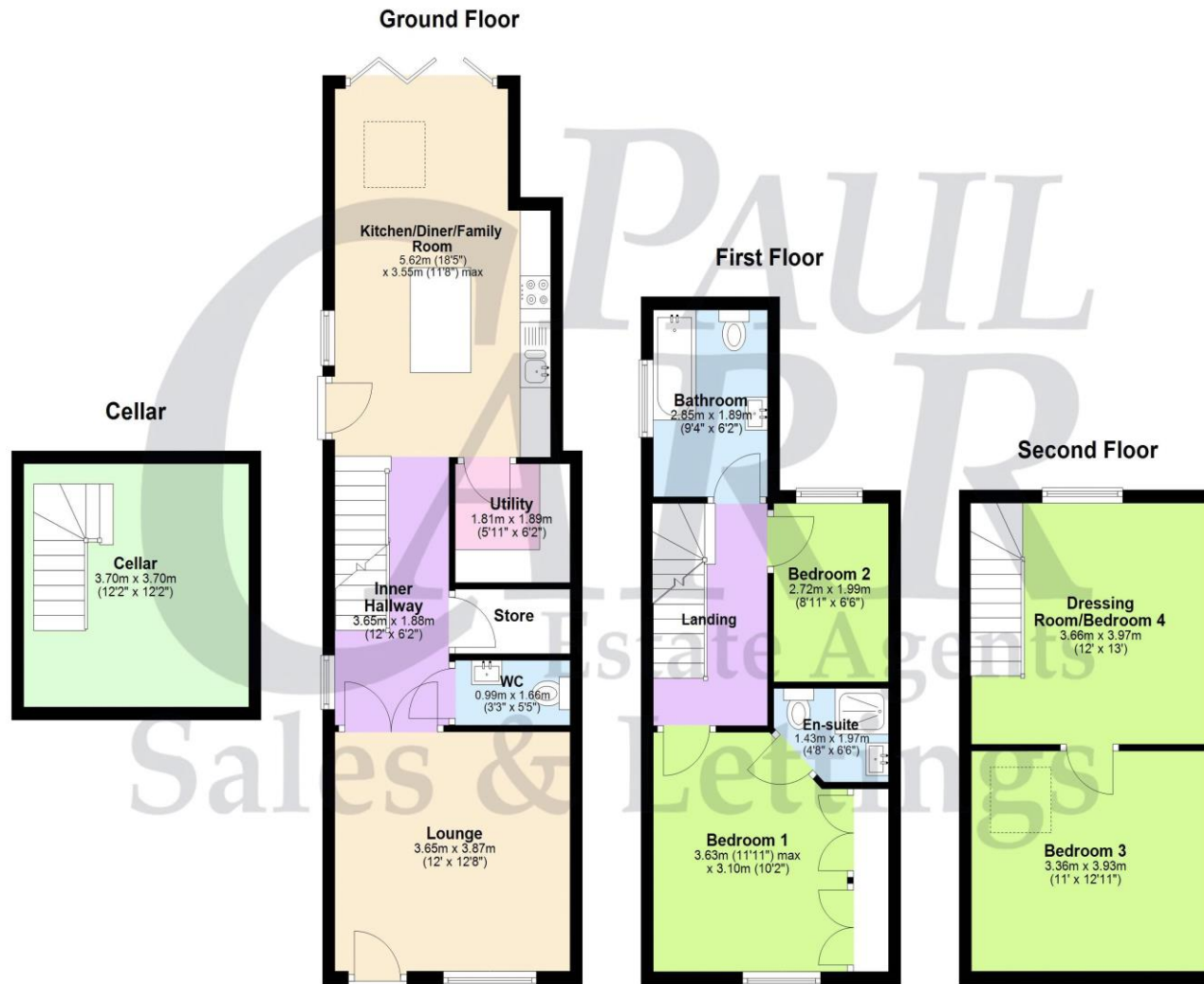
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 Came on the market:

### Viewer's Note:

Services connected:  
 Gas/electric/water/drainage  
 Council tax band: C

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

# Map Location

