



Burton Old Road West,  
Lichfield, WS13 6EN

**Offers in the Region Of £475,000**



## ***EXTENDED CHARACTERFUL FAMILY HOME WITH A HUGE PLOT***

This 1930s family home has been refurbished and extended over the years to create a wonderful spacious home, with plenty of character features throughout as well as vast space for a family to grow into. Situated on Burton Old Road West in Lichfield, this home sits within close distance of Lichfield City Centre, taking full advantage of local schooling, amenities, and popular transport links such as the train connections with London and Birmingham.

Approached via a gravel driveway with charming front lawn and shrubbery, the first impressions of this home are wonderful. Through the welcoming entrance hallway with guest W.C is access to a bright lounge to the fore with a large bay window.

The end of the hallway leads into a stunning extended and open plan kitchen/diner, spreading the width of the property with beautiful kitchen fittings and modern appliances, bi-fold doors out to the rear patio area, and a separate snug room providing ample entertainment space throughout for friends and family. Off the kitchen/dining area is a handy utility room, with further access into a garage.

Upstairs off the landing are four brilliant size bedrooms, and a modern fitted bathroom suite. The master bedroom is highly impressive with a floor to roof height ceiling and exposed beams with sky light window, plus a private en-suite bathroom.

Bedrooms two and three also feature fitted wardrobes, and bedroom two benefits from a large bay window.

Outside is a truly fantastic garden, a huge space with a large social patio area, and a vast lawn providing plenty of space for a family.

Tenure: Freehold

Council Tax Band: E







**Hallway**

13' 11" x 6' 0" (4.24m x 1.82m)

**Lounge**

12' 0" x 11' 4" (3.65m x 3.46m)

**Snug**

11' 11" x 11' 4" (3.62m x 3.46m)

**Kitchen/Diner**

25' 2" x 19' 7" (7.68m x 5.98m max, 3.24 min)

**Utility**

8' 10" x 7' 9" (2.69m x 2.37m)

**Garage**

12' 11" x 7' 9" (3.93m x 2.37m)

**Downstairs W.C.**

5' 9" x 2' 6" (1.76m x 0.77m)

**Bedroom One**

15' 1" x 7' 7" (4.61m x 2.31m)

**En-suite**

7' 7" x 6' 4" (2.30m x 1.92m)

**Bedroom Two**

12' 0" x 11' 4" (3.66m x 3.46m)

**Bedroom Three**

11' 10" x 11' 4" (3.60m x 3.46m)

**Bedroom Four**

7' 9" x 5' 11" (2.37m x 1.81m)

**Bathroom**

7' 2" x 5' 11" (2.19m x 1.81m)







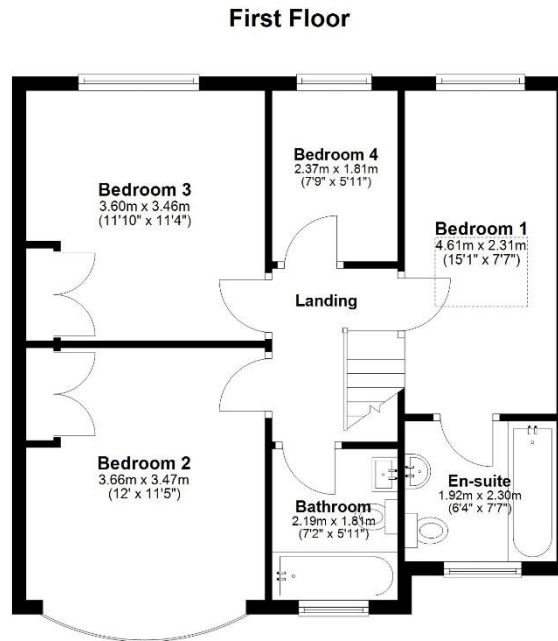
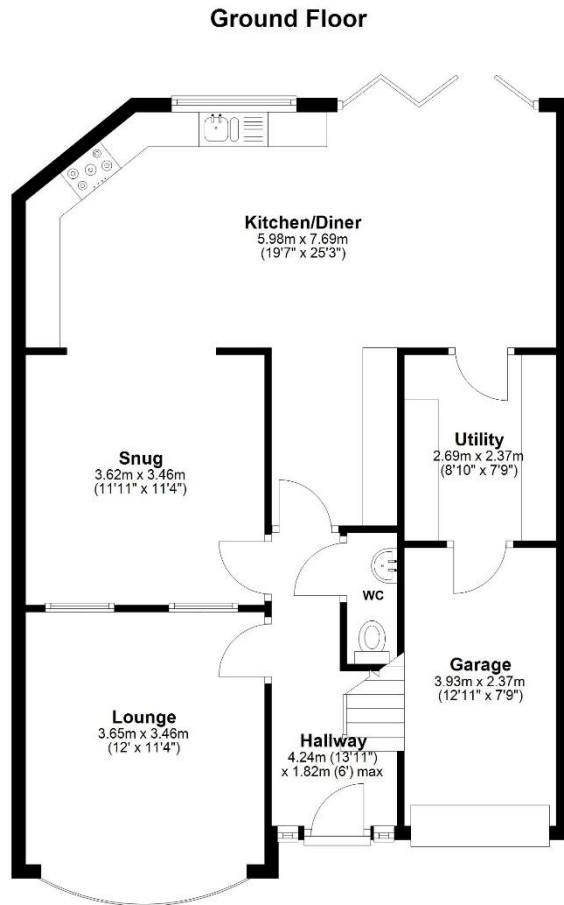






# Floor Plan

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

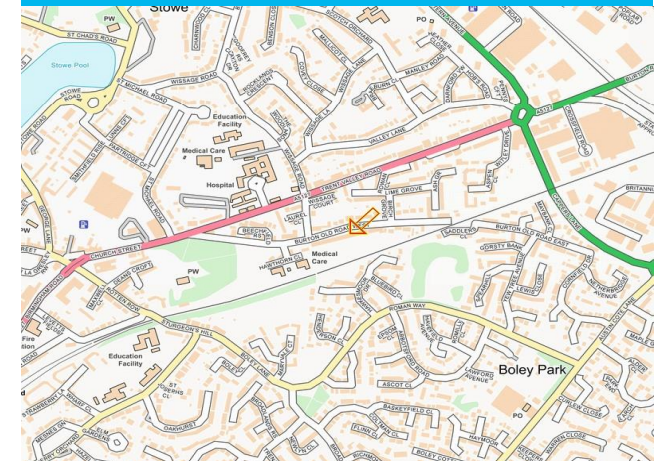


Total area: approx. 137.2 sq. metres (1477.1 sq. feet)

## Energy Performance Rating

**NEW  
INSTRUCTION  
EPC TO  
FOLLOW**

## Map Location













### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: