



St Chads Road,  
Lichfield, WS13 7LZ

Offers in the Region Of £680,000



# Lichfield

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Welcome to St. Chads Road in Lichfield. This extremely characterful, spacious family home is situated within close distance of Lichfield City Centre, with an array of popular local amenities, transport links, and highly regarding local schooling nearby.

If you're looking for a unique character home with space to grow into, this could be the home for you.

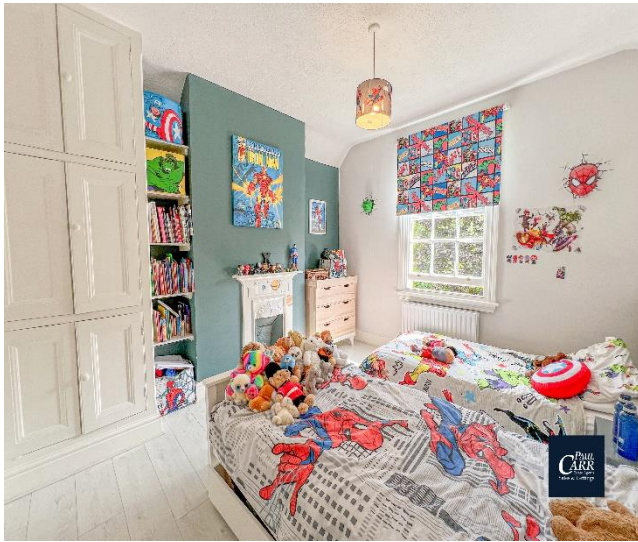
Approached via a paved driveway tucked away from the road, the first impressions of this wonderful property are delightful. The large welcoming entrance hallway provides access into two spacious reception rooms, one being used as a cosy living room and the other as a family/play room. Both feature beautiful bay windows. The social kitchen space to the rear features attractive fitted units with ample storage space, plus a separate utility room with a guest W.C., and a bright open dining area/conservatory overlooking the rear garden.

Upstairs is a deceptively spacious landing area with an attractive characterful full chord window, flowing into four brilliant size bedrooms and a main family bathroom with separate bath and shower. The master bedroom and bedroom two both feature stylish fitted wardrobes, as well as charming feature fireplaces.

Outside is a private rear garden with ample social patio space, a neatly kept lawn, and fenced enclosure.







## Property Specification

SPACIOUS FOUR BEDROOM FAMILY HOME  
BEAUTIFUL CHARACTER FEATURES THROUGHOUT  
HIGHLY SOUGHT AFTER LOCATION NEAR LICHFIELD CITY  
CENTRE

TWO LARGE RECEPTION ROOMS  
OPEN KITCHEN/DINING AREA WITH SEPARATE UTILITY

Hallway 14' 0" x 6' 11" (4.27m x 2.10m)

Lounge 13' 11" x 11' 11" (4.25m x 3.64m)

Play Room 13' 11" x 12' 0" (4.25m x 3.65m)

Kitchen 12' 2" x 11' 1" (3.72m x 3.38m)

Dining Area/Conservatory 15' 4" x 8' 10" (4.68m x 2.68m)

Utility 6' 2" x 6' 0" (1.89m x 1.84m)

Downstairs W.C. 6' 1" x 3' 8" (1.85m x 1.12m)

Bedroom One 14' 0" x 11' 11" (4.27m x 3.64m)

Bedroom Two 12' 2" x 11' 3" (3.71m x 3.44m)

Bedroom Three 12' 0" x 7' 8" (3.65m x 2.33m)

Bedroom Four 8' 7" x 5' 10" (2.61m x 1.78m)

Bathroom 7' 5" x 6' 6" (2.27m x 1.98m)

### Agent's Note:

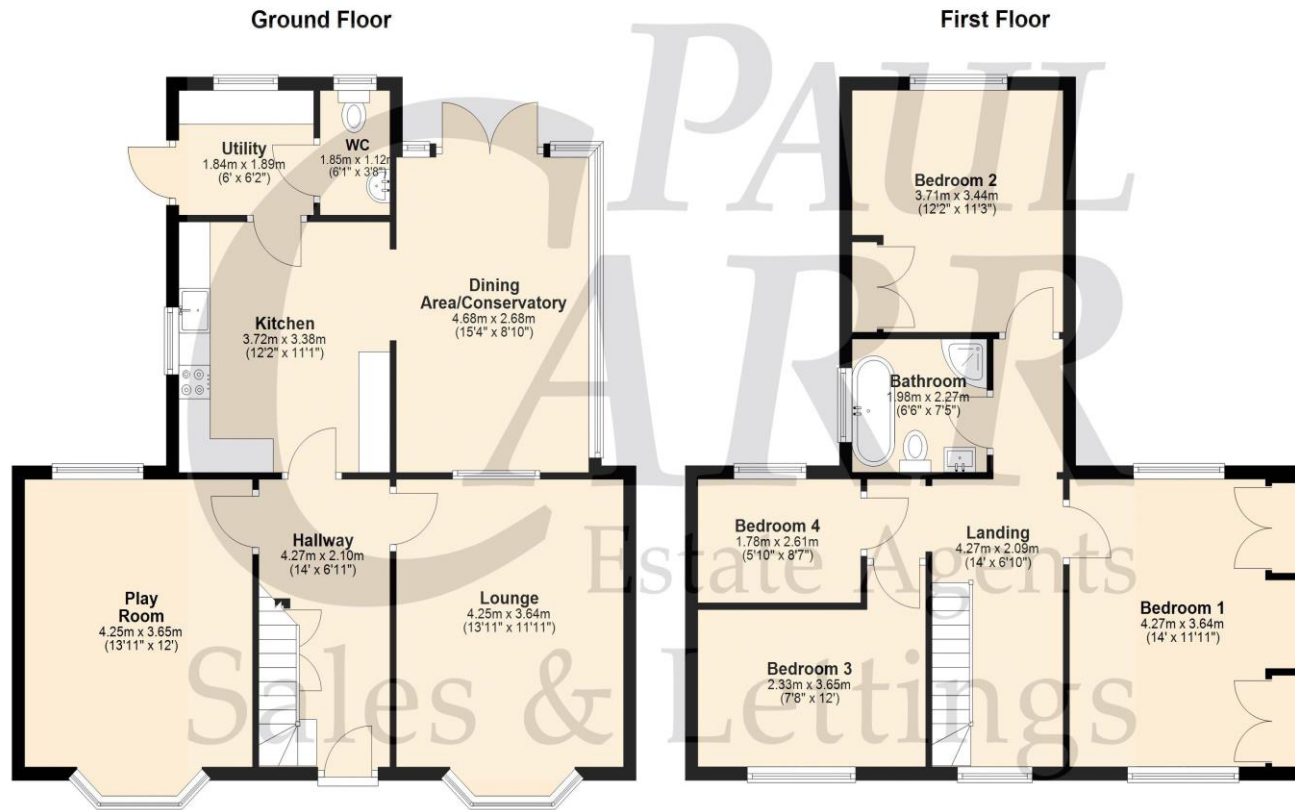
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

### Viewer's Note:

Services connected: Gas, Electric, Water and Drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

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



Total area: approx. 134.7 sq. metres (1450.3 sq. feet)

## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

