



Chapel Lane,
Lichfield, WS14 9BA

Offers in the Region Of £625,000

Searching for CHARACTER in CENTRAL LICHFIELD? Look no further...

Welcome to Chapel Lane; A wonderful central location in Lichfield off Upper St John Street, within walking distance from highly desirable local schooling including being in the catchment for King Edward VI School, transport links including bus links and train stations to Birmingham and London, and a vast array of popular amenities in the city centre.

Built in 1939, this charming family home has been beautifully modernised throughout by the current owners, whilst retaining the original character features. The windows are a great example of this; all flush-style modern double glazing fitted from 2017 onwards, with some of the original stained glass from the 1930s encapsulated inside the modern double glazing in both the living room and main bedroom bay windows.

The curb appeal this home offers is extremely attractive. There is ample parking space here with a large paved driveway set back from the road with a charming front garden, and a large double garage accessible from the front and back of the plot.

Internally the accommodation comprises of a welcoming entrance hallway providing the best first impressions, with stylish built-in storage under the stairs, flowing into two separate reception rooms. The main living room on the right features a fully operational log burner and a large bay window with beautiful stained glass decorating the room with colourful light as the sun shines through. Also off the hallway is a study room, which could easily be used as a ground floor bedroom, with an immaculately fitted private modern shower room.

To the rear of this property is a real 'wow factor'... (yes, another one!) This stunning open plan space features a beautiful fitted kitchen, with modern appliances built-in, an attractive central island, beautiful matching herringbone-style flooring throughout and large windows with French doors out to a private rear garden. This fantastic room provides ample entertainment space for friends and family and allows a huge amount of natural light throughout the home.

Around the corner from the dining area is a play area, with access to a utility room which is well presented and nicely tucked away from the main social space. The ground floor further benefits from underfloor heating throughout the entire kitchen/diner, as well as the ground floor bedroom/study and private shower room.

Upstairs off the bright landing space are three well proportioned bedrooms and a main family bathroom. The main bedroom features sleek fitted wardrobes and another beautiful bay window with the delightful stained glass.

Outside is a truly private Southerly facing rear garden, with a social patio area and neatly maintained lawn. This garden provides a wide plot for a family and features an external door into the double garage.



Hallway

12' 5" x 7' 5" (3.78m x 2.27m)

Lounge

11' 11" x 11' 5" (3.64m x 3.49m)

Study/Ground Floor Bedroom

10' 9" x 9' 3" (3.28m x 2.81m)

Ground Floor Shower Room

6' 11" x 4' 0" (2.12m x 1.22m)

Kitchen/Diner

19' 11" x 27' 4" (6.08m x 8.34m max, 5.73 min)

Play Area

9' 5" x 6' 11" (2.88m x 2.12m)

Utility

6' 11" x 5' 0" (2.12m x 1.53m)

Double Garage

17' 11" x 17' 5" (5.46m x 5.31m)

Bedroom One

12' 0" x 11' 6" (3.65m x 3.50m)

Bedroom Two

12' 6" x 11' 6" (3.81m x 3.50m)

Bedroom Three

7' 10" x 7' 5" (2.40m x 2.25m)

Bathroom

7' 5" x 7' 3" (2.25m x 2.22m)







Floor Plan

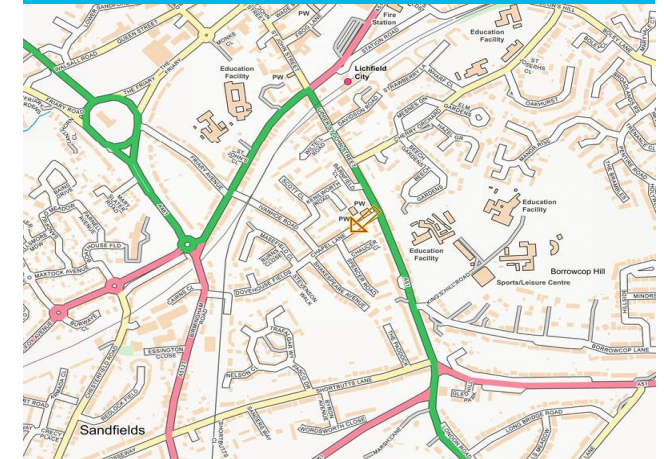
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

**New Listing
EPC to follow**

Map Location











Agent's Note:

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Came on the market: May 25