



Abnalls Lane,
Lichfield, WS13 7BN

Offers Over £600,000

Welcome to Abnalls Lane. This highly desirable road is located in central Lichfield within close reach of the city centre, providing access to an array of sought after amenities, transport links across the city, local schooling, and the beautiful Beacon Park.

Approached via a paved driveway with attractive kerb appeal, this homes first impressions are delightful. Internally the accommodation comprises of a welcoming entrance porch and spacious hallway with guest W.C, leading into a private lounge with a bay window to the fore.

At the end of the hallway is a bright open plan kitchen/diner, with modern fitted appliances and ample storage space throughout, sliding doors out to the charming rear garden, and access to a utility area, store room, and integral garage.

Also off the kitchen/dining area are stairs up to a stunning bright living space, with three sky light windows and a feature log burner.

This fantastic space is certainly unexpected and provides a private area which cannot be access from the first or second floors. This room acts as an extension from the social kitchen/diner and is ideal for social activities away from the main living room.

Upstairs on the first floor are three bedrooms and another guest W.C. The main bedroom is a brilliant size and features fitted wardrobes as well as a huge private en-suite bathroom, with a free-standing bath and walk-in shower. To the second floor are two further large double bedrooms, both with fitted wardrobes, and a main bathroom to service this floor.

Outside is a charming rear garden with a social patio area and steps down to a beautifully kept lawn with attractive shrubbery.

An aerial photograph of Lichfield, Staffordshire, showing a dense residential area with many houses and trees. In the center, a large, multi-story building complex is visible. To the right, a large, open area with many trees is labeled as Beacon Park Golf Course. A specific house, 11 Abnalls Lane, is highlighted in red and yellow in the lower-left quadrant of the image. The house is a two-story building with a red roof and white walls, situated on a small plot of land. The surrounding area includes other houses, a road, and a large, flat, open area that appears to be a sports field or park.

LICHFIELD
CATHEDRAL

BEACON PARK
GOLF COURSE

11 ABNALLS LANE

Ground Floor

Porch 5' 0" x 2' 10" (1.53m x 0.87m)

Hallway 18' 4" x 6' 4" (5.60m x 1.93m)

Lounge 18' 5" x 11' 7" (5.61m x 3.53m)

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

Lobby 12' 6" x 8' 0" (3.80m x 2.45m)

Store 8' 7" x 3' 2" (2.61m x 0.96m)

Integral Garage 14' 1" x 8' 11" (4.28m x 2.71m)

Ground Floor W.C. 6' 1" x 2' 10" (1.85m x 0.86m)

First Floor

Private Living Area 30' 10" x 8' 10" (9.41m x 2.68m)

Bedroom One 18' 5" x 11' 8" (5.62m x 3.56m)

En-Suite Bathroom 8' 6" x 7' 5" (2.60m x 2.26m)

Bedroom Two 11' 1" x 9' 6" (3.37m x 2.89m)

Bedroom Five 7' 2" x 6' 10" (2.19m x 2.09m)

First Floor W.C. 8' 6" x 3' 3" (2.60m x 0.99m)

Second Floor

Bedroom Three 18' 6" x 11' 7" (5.64m x 3.54m)

Bedroom Four 18' 6" x 9' 5" (5.64m x 2.87m)

Bathroom 8' 11" x 6' 10" (2.72m x 2.08m)

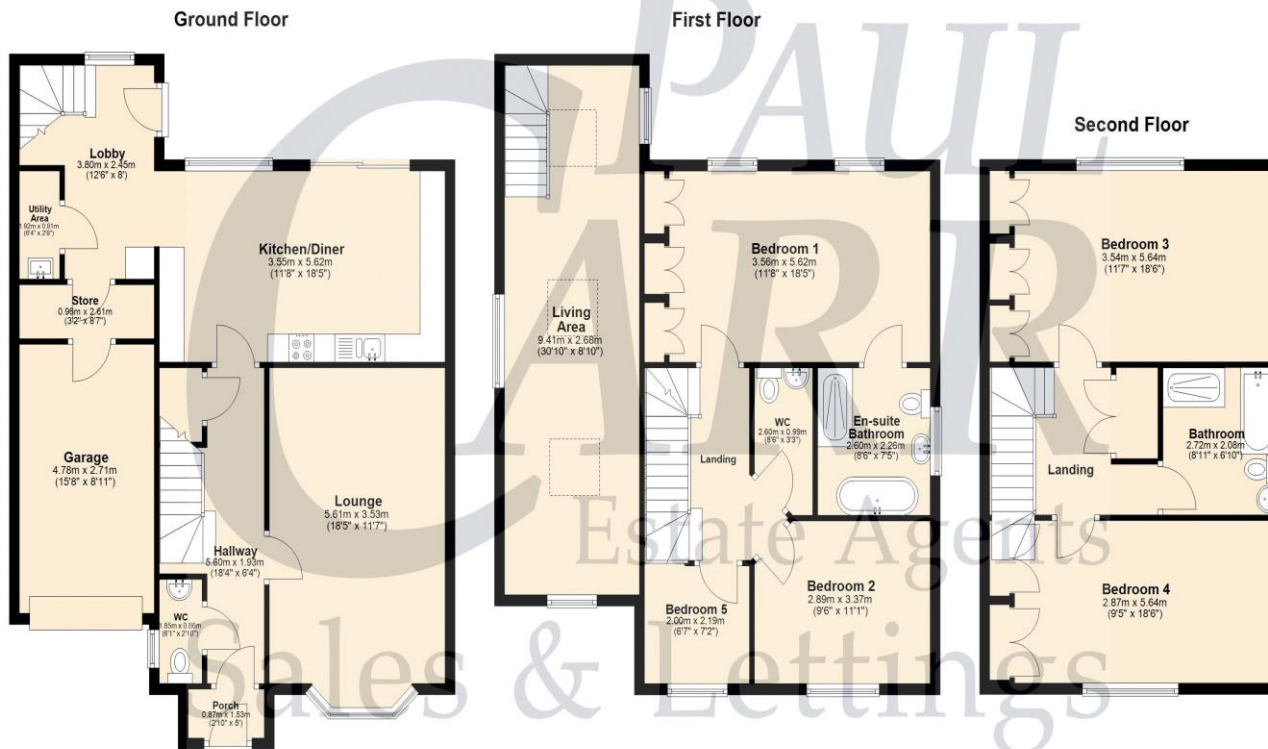






Floor Plan

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



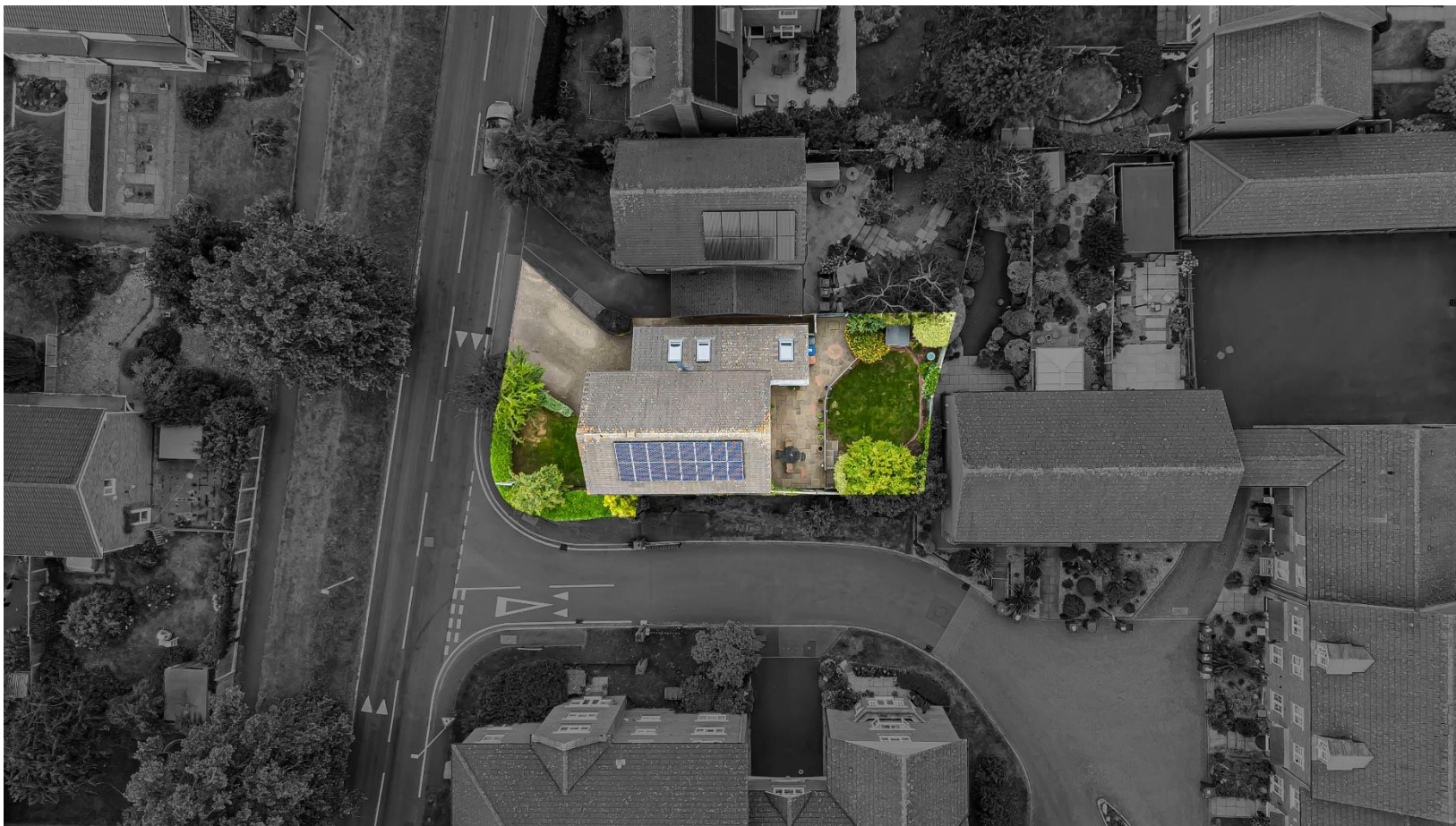
Energy Performance Rating

New Listing
EPC To Follow

Map Location







Agent's Note:

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: June 2025