



Birmingham Road,
Lichfield, WS13 6PG

£475,000

Lichfield

£475,000

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We are delighted to offer for sale this beautiful Victorian home on Birmingham Road in central Lichfield. This delightful property has been incredibly well maintained and decorated by the current owners, boasting a unique touch of character and style, with attractive high ceilings throughout.

Situated in a central position within Lichfield City Centre, this property is within close reach of sought after popular amenities across the city, as well as desirable local schooling, and transport links including Lichfield City Station connecting to Lichfield Trent Valley, which travels to Birmingham and London.

Approached via beautiful kerb appeal with a paved driveway, this home has a shared side access providing space to store bins and a private gated access to the garden. Internally you are greeted by a huge open hallway with wonderful high ceilings, featuring an impressive staircase with access to a cellar underneath.

Off the hallway are two doors into an open lounge/dining area, a personal favourite of ours, providing fantastic space for entertainment with friends and family. These reception rooms feature a stunning bay window, French doors into the garden, a feature fireplace and real wooden flooring throughout.

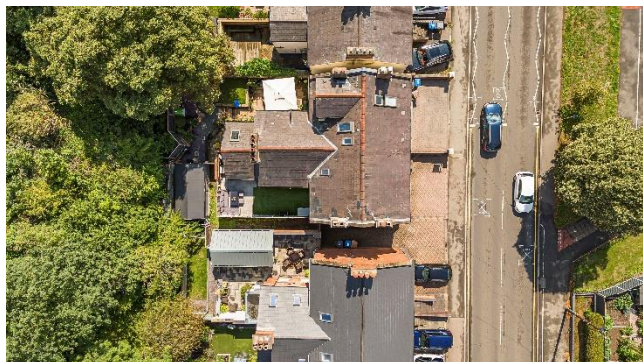
There is a modern kitchen to the rear of the property with fitted appliances and two windows overlooking the garden, with a separate handy utility room with a guest W.C and further outdoor access.

Upstairs is a surprisingly spacious landing, large enough to have a seating area, with access to three bedrooms and a main family bathroom. Both the main bedroom and second bedroom feature fitted wardrobes, and the main bedroom further benefits from a walk-in wardrobe with potential to create an en-suite. The landing also features the main loft hatch, which is accessible with ladders built-in, leading into a spacious loft with ample storage room.

Outside is charming rear garden with attractive patio tiles and high spec artificial lawn, plus gated access at the rear leading around the property to the front.



Property Specification



Beautiful Victorian Home in Central Lichfield
Wonderful Character Throughout
Spacious Hallway with Attractive Front Door and Flooring
Stunning Open Lounge/Dining Area with
Attractive Bay Window
Modern Kitchen to Rear



Hallway 24' 5" x 6' 9" (7.43m x 2.05m)

Living Area 14' 1" x 12' 4" (4.29m x 3.75m)

Dining Area 12' 3" x 11' 8" (3.73m x 3.55m)

Kitchen 14' 1" x 8' 10" (4.29m x 2.70m)

Utility 9' 7" x 6' 10" (2.92m x 2.09m)

Downstairs W.C. 4' 7" x 1' 11" (1.39m x 0.58m)

Cellar 18' 9" x 12' 2" (5.71m x 3.71m)

Bedroom One 12' 3" x 11' 9" (3.74m x 3.57m)

Walk-in Wardrobe 6' 6" x 6' 2" (1.98m x 1.89m)

Bedroom Two 12' 4" x 11' 9" (3.77m x 3.57m)

Bedroom Three 9' 1" x 6' 8" (2.77m x 2.02m)

Bathroom 9' 11" x 8' 11" (3.01m x 2.72m)



Agent's Note:

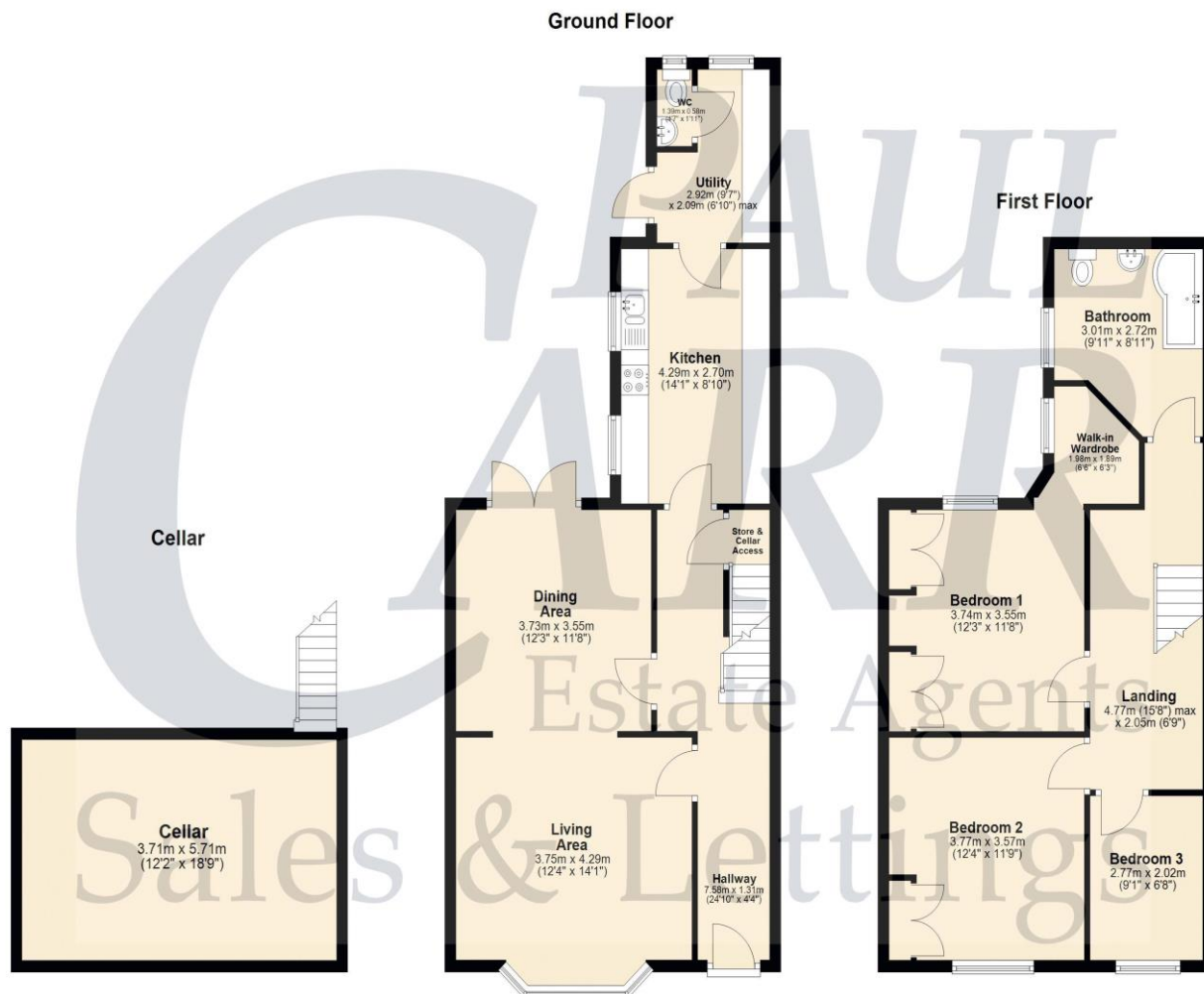
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: Aug 25

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: D
Tenure: Freehold

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

