



3 St. Chads Road, Lichfield
Lichfield WS13 7LZ

Downes & Daughters
ESTATE AGENCY

3 St. Chads Road, Lichfield
Lichfield WS13 7LZ
Offers over £525,000

A wonderful opportunity to acquire an Edwardian semi detached family home, centrally located in this popular conservation area on the corner of Gaia Lane and St. Chads Road, with the rare benefit of off street parking. Built by J R Deykin in 1908 this highly desirable, historic, Lichfield road showcases a wide range of building styles and this property has managed to retain many of the original features whilst sympathetically blending them with more modern decor and more recent extensions. Extending to 1,691 square feet, this delightful home benefits from all the convenience of 'City Centre' living via the prettiest of walking routes past Stowe and Minster Pools. The immensely flexible ground floor briefly comprises: porch, entrance hallway with Minton tiled floor and access to cellar, living room, with open fire, formal dining room also with original fireplace (capped) and original ornate surround, kitchen with quarry tiled floor and a separate breakfast area leading through to the comfortable family room with parquet floor and guest cloakroom. The first floor is equally impressive with an elegant landing, three bedrooms and a family bathroom. Externally there is an enclosed front and side garden with walled and hedged boundary, private driveway parking, a partially converted storage garage with utility room and a low maintenance courtyard garden with a sunny open southerly aspect.

Viewing is essential to appreciate the inherent charm and highly desirable location of this property.

GROUND FLOOR

Porch • Entrance Hallway With Minton Tiled Floor & Access To Cellar • Living Room With Open Fire • Formal Dining Room • Kitchen With Quarry Tiled Floor • Breakfast Room • Family Room With Access To Rear Garden • Guest Cloakroom

FIRST FLOOR

Elegant Landing • Principal Bedroom With Fitted Wardrobes & Original Fireplace • Bedroom Two With Fitted Wardrobes • Bedroom Three With Original Fireplace • Family Bathroom With Separate Shower Cubicle

OUTSIDE

Enclosed Front & Side Garden With Walled and Hedge Boundary • Private Driveway Parking • Storage Garage Retaining Garage Doors & Partially Converted To Utility Room • Rear Low Maintenance Courtyard Garden With Open Southerly Aspect

FURTHER INFORMATION

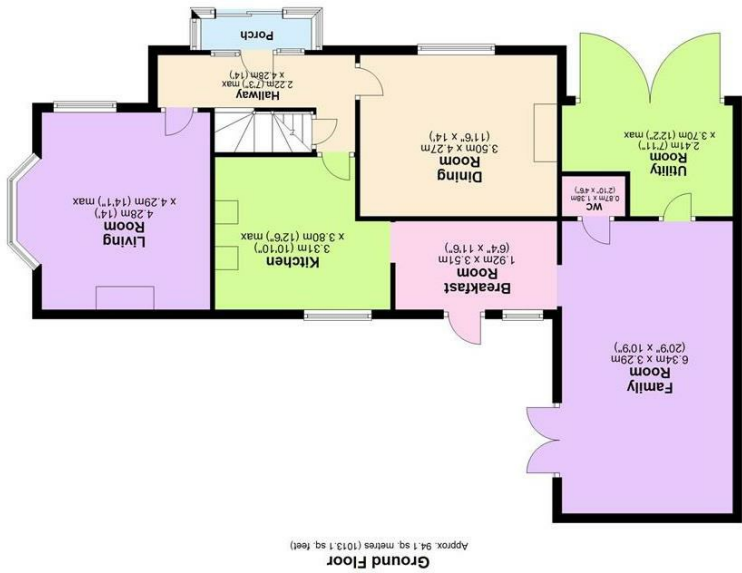
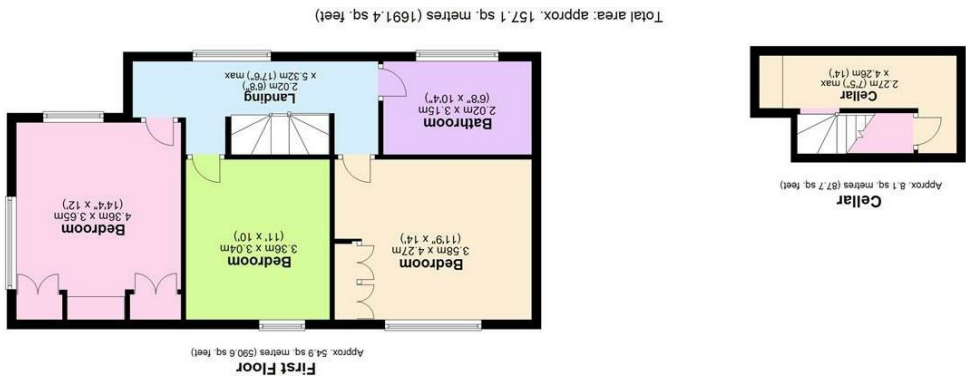
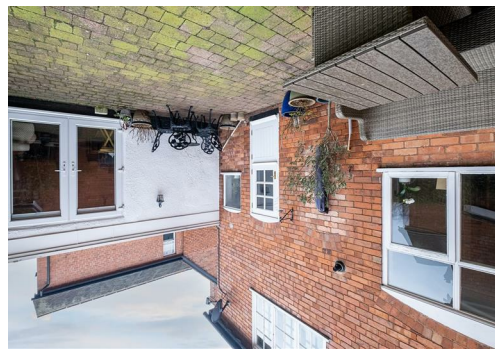
Freehold (TBC with solicitor) • Original Features Including... Butler's Bells, Minton Tiled Floor To Hallway, Quarry Tiled Floor To Kitchen, Doors, Fireplaces, Ceiling Corning • Gas Central Heating • Energy Rating D • Council Tax Band C







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Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(23 pphs)
A	(41-47)
B	(47-51)
C	(59-60)
D	(55-58)
E	(63-64)
F	(71-83)
G	(1-20)
EU Directive 2002/91/EC	58
Client	Domestic
Very energy efficient - higher running costs	(23 pphs)
A	(41-47)
B	(47-51)
C	(59-60)
D	(55-58)
E	(63-64)
F	(71-83)
G	(1-20)
EU Directive 2002/91/EC	80