



139 Walsall Road, Lichfield
Lichfield WS13 8AD

Downes & Daughters
ESTATE AGENCY

139 Walsall Road, Lichfield
Lichfield WS13 8AD
£495,000

You would be forgiven for not knowing this, thoroughly impressive, individually designed home even exists. Set back from Walsall Road behind a neat boundary hedge and impressive gated driveway, on a private and secluded plot, sits 1,842 square feet (including loft and garage) of wonderfully flexible accommodation. Offered for sale with no onward chain and flooded with natural light from the rear southerly aspect, the bright and spacious accommodation comprises: An entrance porch, spacious hallway, double aspect living room, kitchen breakfast room, bedroom or dining room opening in to an attractive garden room, principal bedroom with fitted wardrobes, utility, guest cloakroom and stairs rising to a converted loft space providing another bedroom and larger loft storage space. The external attributes of this property are equally impressive with that extensive gated driveway, surrounded by established raised borders, a detached garage to the rear of the property with 'lean to' greenhouse, a beautifully presented south facing rear garden and a second 'secret garden' with veggie plot and a number of fruit trees. All benefitting from wonderful levels of privacy.

This property offers a totally unique proposition to the discerning buyer looking to acquire a detached bungalow within easy reach of the City Centre. Viewing is essential to appreciate the charm and flexible nature of the accommodation on offer.

INTERNAL ACCOMMODATION

Porch • Entrance Hallway • Double Aspect Living Room • Kitchen Breakfast Room With Pantry • Bedroom / Dining Room • Sun Room With Access To Rear Garden • Utility With Access To Rear Garden • Bathroom • Guest Cloakroom • Principal Bedroom With Fitted Wardrobes & Store Room • Stairs Rise To 17ft Loft Room With Storage Cupboards • Door To Large Loft Storage Space

OUTSIDE

Extensive Tarmac Gated Driveway To Front, Side & Rear Of Property • Landscaped Raised Borders • South Facing Landscaped Rear Garden • Patio Seating Area & Neat Lawn • Stylishly Planted Borders • Detached Garage & Workshop To Rear • Lean To Greenhouse • Second 'Secret Garden' Used As Vegetable Garden With A Selection Of Fruit Trees

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band D • King Edward's Catchment Area • Upvc Double Glazing • Gas Central Heating • Loft & Cavity Wall Insulation • Energy Rating D • No Onward Chain

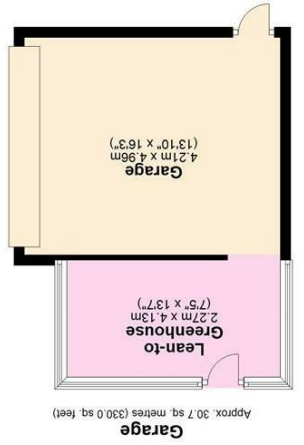
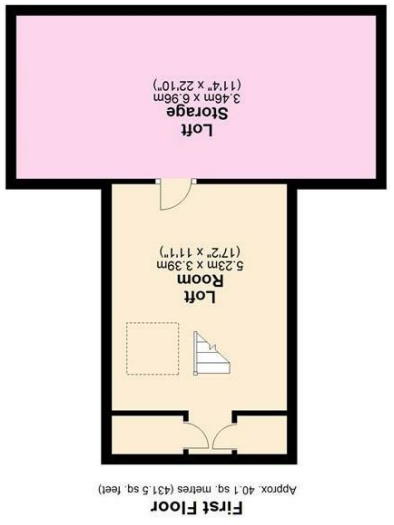
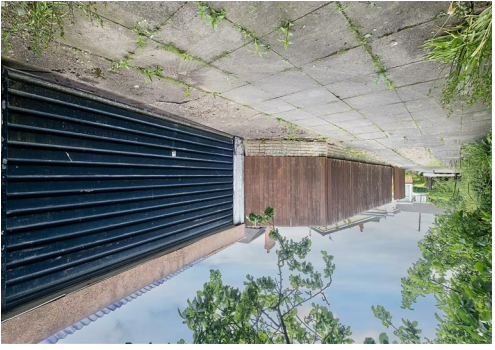
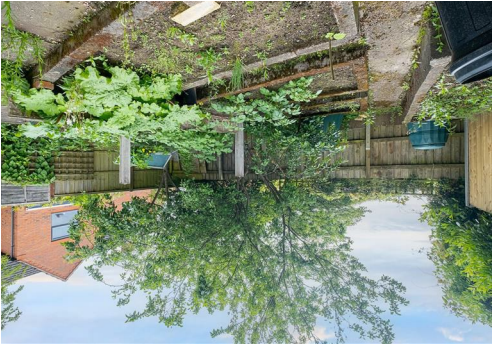




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Not All Agents Are Equal...



Total area: approx. 171.1 sq. metres (1842.0 sq. feet)

Environmental Impact (CO ₂) Rating	
Current	None
Target	A (129 pphs)
Very environmentally friendly - lower CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	
Key: environmentally friendly - higher CO ₂ emissions	
	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
	(91-100)
	(101-110)
	(111-120)

Energy Efficiency Rating	
Current	None
Target	A (92 pphs)
Very energy efficient - lower running costs	
EU Directive 2002/91/EC	
England & Wales	
Key: energy efficient - higher running costs	
	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
	(91-100)
	(101-110)
	(111-120)