



25 Ivanhoe Road, Lichfield  
WS14 9AY

Downes & Daughters  
ESTATE AGENCY

25 Ivanhoe Road, Lichfield  
WS14 9AY  
Offers in excess of £375,000

A stylishly presented, centrally located, detached Victorian home blessed with direct access to an extensive shared carpark and a beautifully presented, low maintenance, rear garden. Only 0.25 miles away from Lichfield City Train Station, this delightful property is perfectly positioned to enjoy all the benefits city centre living brings, with a host of bars, restaurants and amenities on your doorstep. The accommodation on the ground floor comprises: entrance hallway with Minton tiled floor, living room with gas fired cast iron EFEL stove, dining room with open fire and a kitchen giving access to the rear garden. The first floor boasts two double bedrooms and a spacious shower room and a real treat is found with the converted loft space, perfect for a dedicated home work space. Further benefits rarely found with a property in such a central location include a courtyard style rear garden with access to the extensive shared parking area.

Viewing is essential to appreciate the abundant charm of this property and its enviable location.

**GROUND FLOOR**

Entrance Hallway With Minton Tiled Floor • Living Room With gas fired cast iron EFEL stove • Dining Room With Open Fire • Kitchen Dining With Pantry & Access To Rear Garden

**FIRST FLOOR**

Landing With Fitted Storage Cupboard • Bedroom One With Fitted Wardrobe • Bedroom Two • Spacious Shower Room • Stairs To Open Loft Room With Velux Window & Eaves Storage

**OUTSIDE**

Low Maintenance Rear Garden • Extensive Block Paved Patio Seating Areas • Stylish Raised Borders • Double Timber Gates To Rear Providing Secure Vehicle Storage If Needed • Access To Large Shared Carpark To Rear • Garden Store • Side Gated Access

**FURTHER INFORMATION**

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating D • Gas Central Heating • Upvc Double Glazing



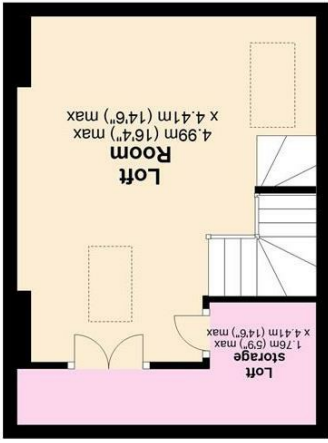




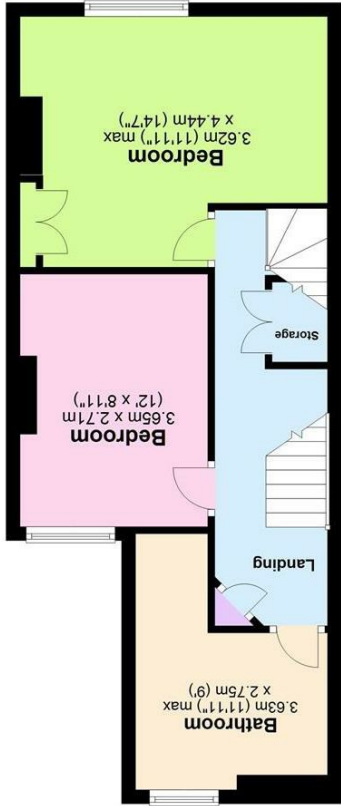
5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099  
 www.downesanddaughters.co.uk



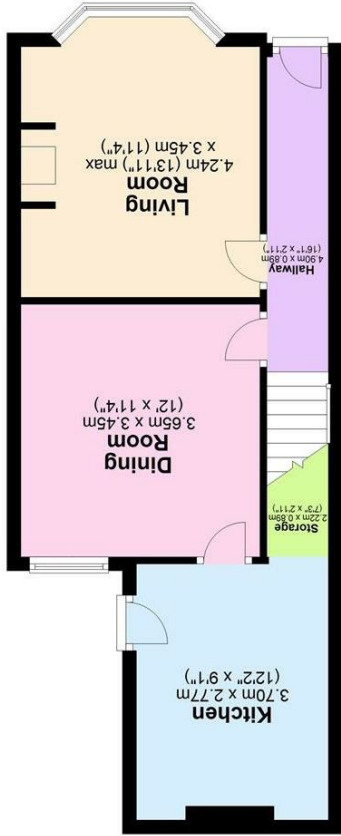
Total area: approx. 112.0 sq. metres (1206.0 sq. feet)



**Second Floor**  
 Approx. 25.4 sq. metres (273.4 sq. feet)



**First Floor**  
 Approx. 43.2 sq. metres (465.4 sq. feet)



**Ground Floor**  
 Approx. 43.4 sq. metres (467.2 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 ppw)
A	(91-91)
B	(86-90)
C	(81-85)
D	(76-80)
E	(71-75)
F	(66-70)
G	(61-65)
Client	Domestic
Very energy efficient - higher running costs	(120)
A	(92 ppw)
B	(86-90)
C	(81-85)
D	(76-80)
E	(71-75)
F	(66-70)
G	(61-65)
Client	Domestic
Very energy efficient - higher running costs	(120)
EU Directive 2002/91/EC	65
EU Directive 2002/91/EC	84