



25 Ivanhoe Road, Lichfield
Lichfield WS14 9AY

Downes & Daughters
ESTATE AGENCY

25 Ivanhoe Road, Lichfield Lichfield WS14 9AY £365,000

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

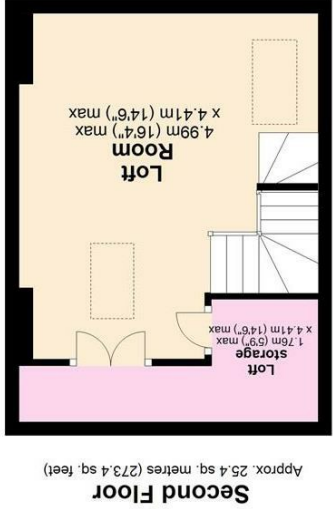
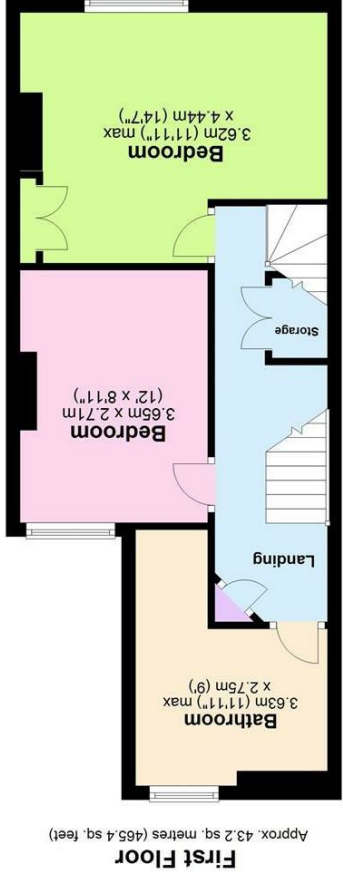
FURTHER INFORMATION

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





Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
Very environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs		
Very energy efficient - higher running costs		
Current	Minimum	
84	65	



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



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