



83 Tamworth Road,  
Lichfield WS14 9HG

Downes & Daughters  
ESTATE AGENCY



## 83 Tamworth Road, Lichfield WS14 9HG £625,000

An attractive, detached bungalow with an elevated position in this highly regarded enclave of South Lichfield, falling within the King Edward's catchment area on the rural fringe of the Cathedral City. An area renowned for individually designed homes benefiting from the most delightful far reaching rural views. Set well back from the road behind an expansive fore garden with extensive private driveway and detached double garage, the property itself offers wonderfully bright and well proportioned accommodation over a single floor. Extending to over 1,725 sq.ft the flexible layout provides living accommodation including: Entrance porch, spacious hallway, open plan L-shaped living and dining room with a rear study space, breakfast kitchen and formal dining room. The four bedrooms, three with built in storage, are found to the other side of the property and are served by an en suite shower room and family bathroom. The internal accommodation is completed with a vast loft space, ripe for conversion. The real treat lies outside with extensive manicured gardens which have clearly been meticulously cared for by the current owners for many years. External benefits include the aforementioned lawned front garden, extensive private driveway parking and a detached double garage with power and lighting. To the rear is another immaculate garden with shaped lawns, stylishly planted established beds and borders, a selection of patio seating areas, summer house and good levels of privacy.

Viewing is essential to appreciate the charming nature of this delightful home and its unrivalled position on one of Lichfield's most desirable addresses.

### INTERNAL ACCOMMODATION

Porch • Entrance Hallway • Living Room Opening In To... • Dining Room With Study Area • Breakfast Kitchen • Formal Dining Room Or Second Sitting Room • Principal Bedroom With Built In Wardrobes & En Suite Shower Room • Bedroom Two With Built In Wardrobes • Bedroom Three With Built In Wardrobes • Bedroom Four / Study

### OUTSIDE

• Impressive Lawned Fore Garden With Neat Hedge Boundaries • Extensive Block Paved Private Driveway • Detached Double Garage • Landscaped Rear Garden With Shaped Lawn • A Selection Of Patio Seating Areas • Summer House • Stylishly Planted & Manicured Borders • Side Storage Area & Gated Access To Front • Good Levels Of Privacy

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating C • Gas Central Heating • Impressive Amounts Of Fitted Storage • All Mains Services

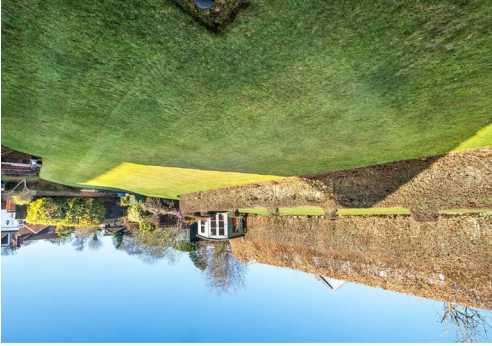




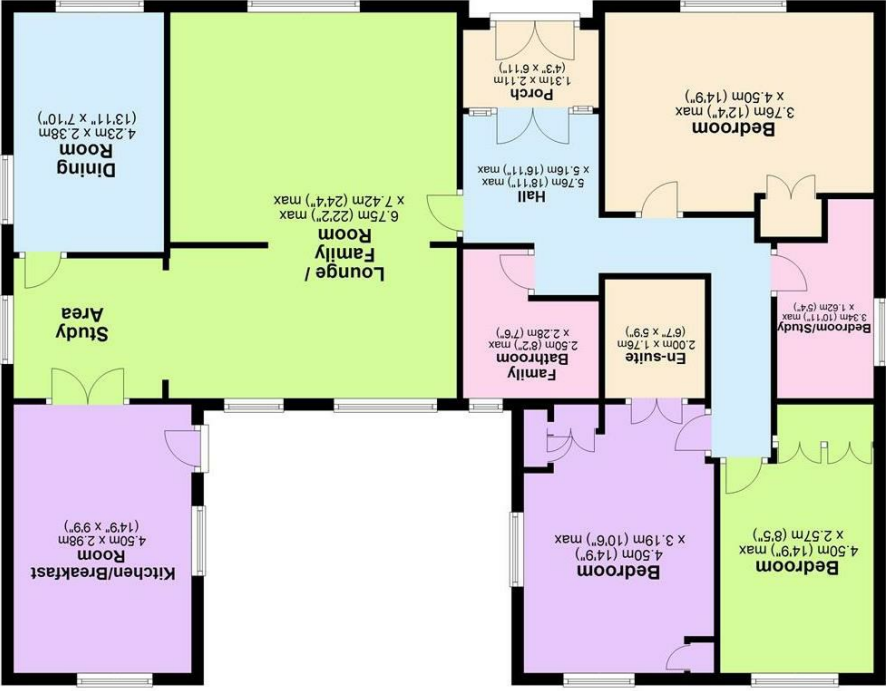
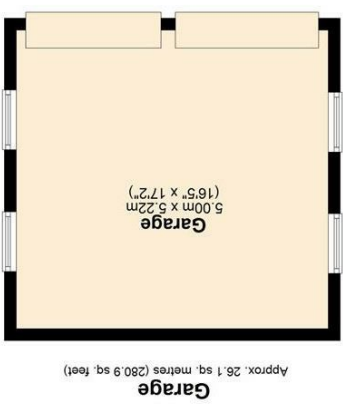




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Total area: approx. 160.3 sq. metres (1725.4 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Minimum
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (38-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - higher running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (38-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Current	Minimum
73	82



Not All Agents Are Equal...