



42 The Leasowe,
Lichfield WS13 7HA

Downes & Daughters
ESTATE AGENCY

42 The Leasowe, Lichfield WS13 7HA £575,000

A superb opportunity to acquire a substantial detached family home, extending to nearly 1,500 sq.ft of accommodation and benefitting from a recent internal refurbishment and professional landscaping of the south facing rear garden. The generous plot occupies an enviable position within the road, backing on to Nether Beacon, within easy reach of Lichfield's city centre and only moments away from a range of local shops. The Japan inspired makeover has created a striking and flexible interior, arranged over two floors and flooded with natural light. The ground floor now comprises: a welcoming entrance hallway with oak staircase leading to the first floor, a utility room and modern guest cloakroom, kitchen and a magical open plan three sectioned contemporary space offering dining room, living room and a fun family room complete with home bar. The first floor is equally impressive with four good sized bedrooms, the principal bedroom also boasting a dressing area, and a modern bathroom with separate shower. The real treat though lies outside with a G-Scapes designed south facing rear garden, also with Japanese influences, including a spectacular Torii Gate, circular lawn, stylishly planted borders and extensive patio and decked seating areas. It also benefits from good levels of privacy.

Viewing is essential to appreciate the stylish nature and charm of this wonderful home and the size of the plot on which it sits.

GROUND FLOOR

Porch Entrance • Hallway With Storage • Utility Room With Access To Side Return • Stylish Guest Cloakroom • Kitchen • Three Sectioned Contemporary Living Space Comprising... • Dining Room • Living Room With Access To Rear Garden • Family Room With Bar

FIRST FLOOR

Landing • Principal Bedroom With Stylish Room Divider & Dressing Area • Bedroom Two With Fitted Wardrobe • Bedroom Three • Bedroom Four With Built In Cupboard • Modern Bathroom

OUTSIDE

Lawned Front Garden • Tarmac Private Driveway • Storage Garage • Gated Access To Rear • Stunning South Facing Rear Garden Recently Landscaped By G-Scape • With Japanese Inspiration & A Torii Gate Focal Point • Circular Central Lawn With Stylishly Planted Border • Expansive Patio Seating Area • Second Decked Seating/Play Area • New Fencing On All Sides

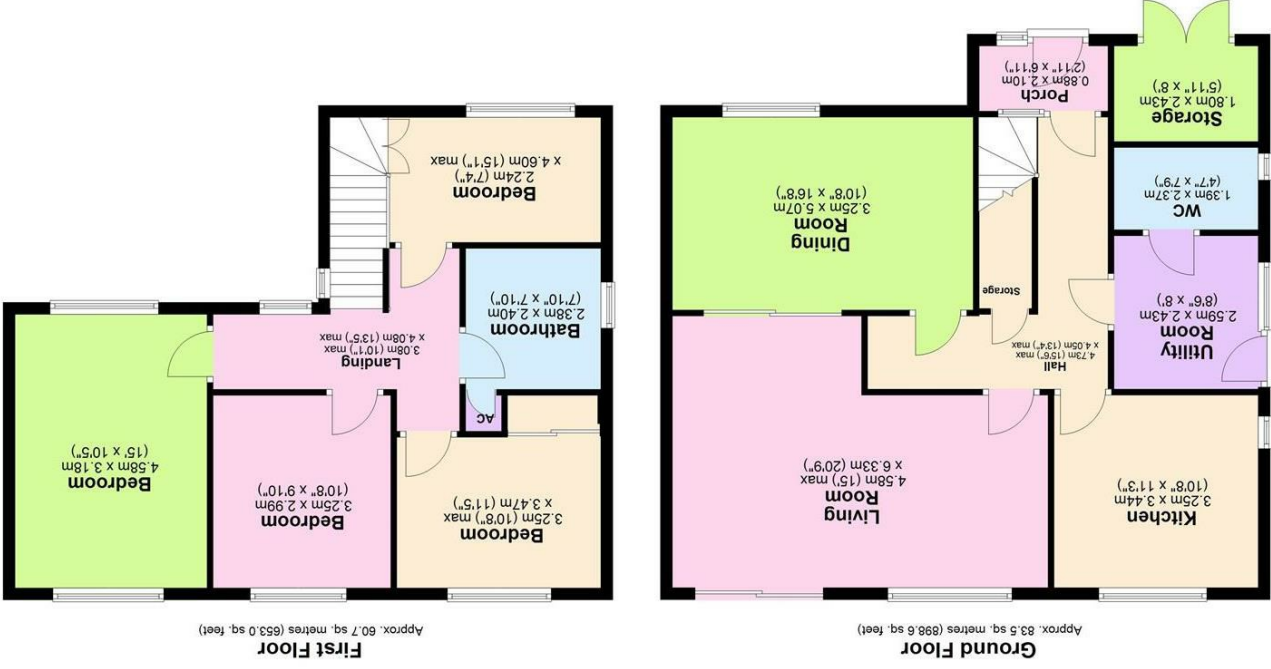
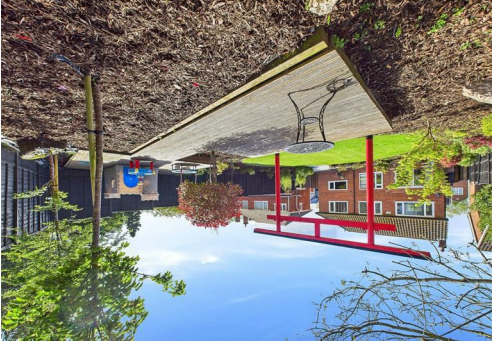
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating D • Upvc Double Glazing • All Mains Services • High Quality Japanese Blinds To Main Living Space





5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
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Total area: approx. 144.1 sq. metres (1551.6 sq. feet)

Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
74	64	



Not All Agents Are Equal...