



7 Ivanhoe Road,  
Lichfield WS14 9AY

Downes & Daughters  
ESTATE AGENCY



## 7 Ivanhoe Road, Lichfield WS14 9AY £375,000

A stylishly presented semi-detached Victorian delight, only 0.25 miles away from Lichfield City Train Station, perfectly positioned to enjoy all the benefits City Centre living brings, with a host of bars, restaurants and amenities on your doorstep. Having been lovingly renovated by the current owners in a sympathetic period style, this truly exceptional home manages to perfectly blend the inherent historic charm of the building with some more contemporary design twists, with stripped floorboards, period style radiators and plantation shutters elevating it to another level. The accommodation comprises:

Entrance hallway, living room with log burner, open plan kitchen, dining and family room with pantry, sitting room/third bedroom, rear hallway and guest cloakroom on the ground floor and two double bedrooms and a luxury bathroom on the first floor. Further benefits rarely found with a property in such a central location include an impressive established rear garden which has clearly been lovingly cared for by the current owners for many years.

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

### GROUND FLOOR

Entrance Hallway • Living Room With Log Burner • Open Plan Kitchen Dining & Family Room With Open Fireplace • Sitting Room / 3rd Bedroom • Rear Hallway & Utility Space • Guest Cloakroom

### FIRST FLOOR

Landing • Bedroom One • Bedroom Two • Luxury Bathroom

### OUTSIDE

Beautifully Presented Extensive Rear Garden • Patio Seating Areas • Neat Lawns • Two Timber Storage Sheds • Established & Stylishly Planted Borders • Gated Side Access • Wood Fired Hot Tub (available by separate negotiation)

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band C • Upvc Double Glazing • Gas Central Heating • Lichfield City Station 0.25 Miles Away • All Mains Services

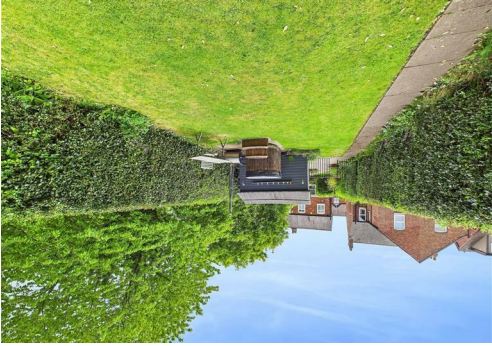








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Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Minimum
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	Minimum
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Minimum
England & Wales 2020/21/EC	
EU Directive	
76	
56	
England & Wales 2020/21/EC	
EU Directive	



Not All Agents Are Equal...