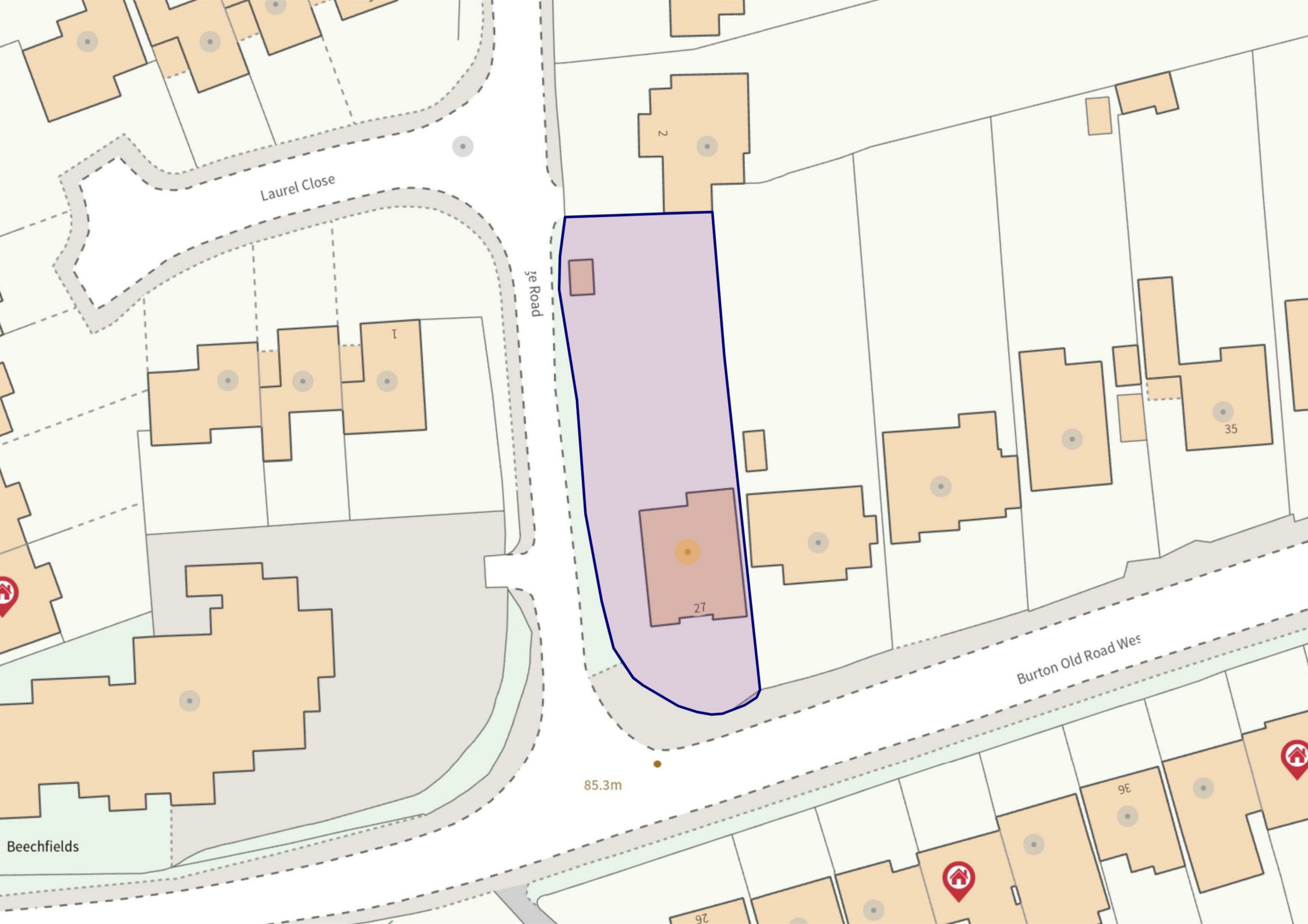




27 | BURTON OLD ROAD WEST | | STAFFORDSHIRE | WS13 6EN

Downes
&
Daughters
ESTATE AGENCY



Laurel Close

je Road

Burton Old Road Wes

85.3m

Beechfields

27

BURTON OLD ROAD WEST | | STAFFORDSHIRE | WS13 6EN

£750,000

A superb opportunity to purchase an impressive period family home, in a wonderfully central location, with the rare benefit of an extensive 0.21 of an acre corner plot. Taking full advantage of Lichfield's vibrant city centre this popular address is well known for showcasing a delightful mix of architectural styles and periods. Believed to have been built in the early 20th Century, this delightful family home has been considerably extended and reconfigured to offer over 2,400 square feet of wonderfully flexible accommodation, yet still offers enormous future potential to the discerning buyer.

The current ground floor accommodation comprises: A porch entrance, multi use reception hallway, formal dining room, split section living room with access to the rear garden, kitchen diner and family room with central island, sunroom, utility room and guest cloakroom.

The first floor is equally impressive with a spacious landing, principal bedroom suite with dressing area and en suite shower room, four further double bedrooms, a study and a family bathroom. Externally the property occupies a substantial corner plot with frontage on both Burton Old Road West and Wissage Road, offering future development potential subject to relevant planning consents. The, wonderfully private, established rear garden is divided in to two lawned areas with boundary hedging, patio seating areas and a timber storage shed. To the front is a private block paved driveway and a single integral garage.

Viewing really is essential to fully appreciate the impressive nature of this attractive family home and its endless future potential.



GROUND FLOOR

- Entrance Porch
- Multi-functional Reception Hallway
- Guest Cloakroom
- 27' Split Section Living Room With Access To Rear Garden
- Formal Dining Room
- Kitchen Diner & Family Room With Central Island
- Utility Room
- Sun Room





FIRST FLOOR

- Spacious Landing
- Principal Bedroom With Dressing Area & Fitted Wardrobes
- En Suit Shower Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Family Bathroom
- Study







WHY WE LOVE THIS HOUSE...

"The house has been a spacious and comfortable home, with plenty of room for our family and for entertaining - both inside and outside! We have really enjoyed the fact that we can walk into the city centre, and yet enjoy peaceful surroundings."





OUTSIDE

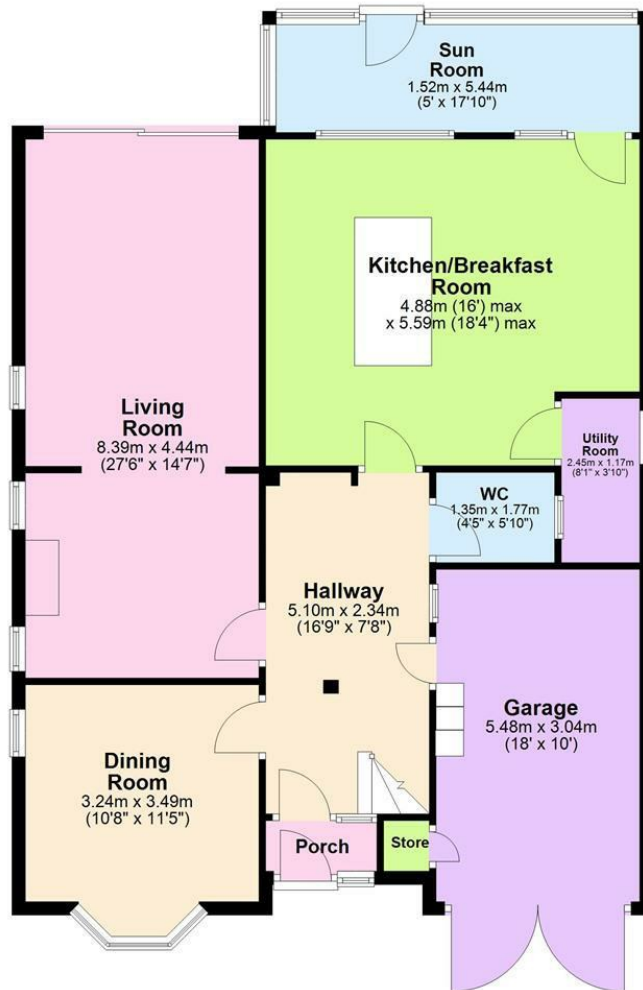
- Private Corner Plot Of 0.21 Of An Acre
- Private Block Paved Driveway With Boundary Hedging
- Single Integral Garage
- Extensive Established Lawned Rear Garden With Two Separate Lawned Areas
- Large Patio Seating Area
- Timber Storage Shed
- Lapsed Planning Permission For Dwelling On Second Lawn ??????????????





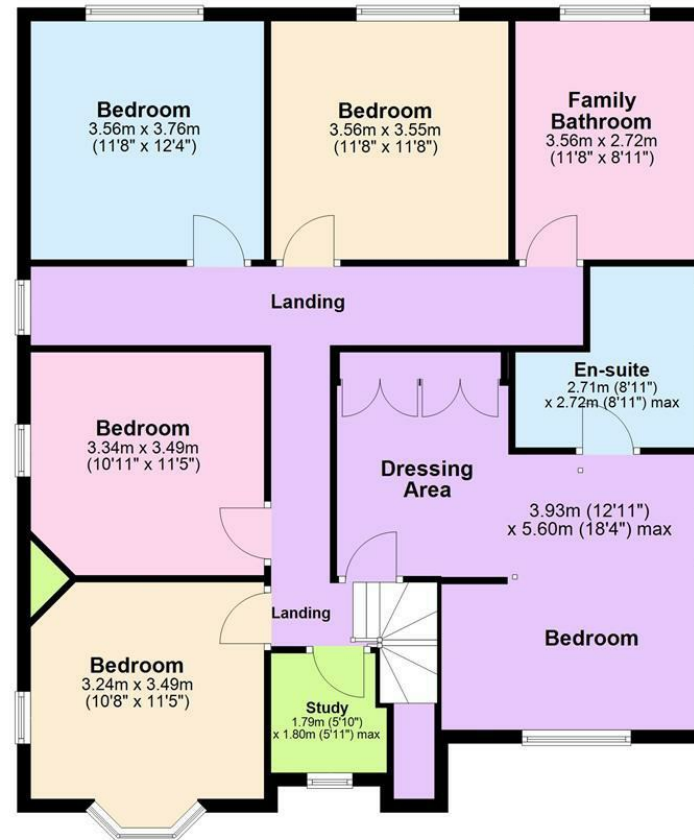
Ground Floor

Approx. 112.9 sq. metres (1214.8 sq. feet)



First Floor

Approx. 110.8 sq. metres (1192.8 sq. feet)



Total area: approx. 223.7 sq. metres (2407.6 sq. feet)



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