



89 Tamworth Road,
Lichfield WS14 9HG

Downes & Daughters
ESTATE AGENCY

89 Tamworth Road, Lichfield WS14 9HG £725,000

Downes & Daughters is delighted to announce this rather unique listing of a detached dormer bungalow sitting on a plot of 0.38 of an acre, boasting 2,682 square feet of accommodation, with an enticing semi-open plan and wonderfully flexible layout. This section of Tamworth Road is well known for its large elevated plots and the unique design of each individual dwelling in a highly regarded enclave of South Lichfield, falling within the King Edward's catchment area on the rural fringe of the Cathedral City. Offering further potential to the discerning buyer and set well back from the road behind expansive lawned fore gardens and established boundary hedging. Providing great privacy to the plot. The house itself offers wonderfully bright and well proportioned accommodation over two floors providing... porch entrance, open reception hallway, sitting room, rear living and family room, formal dining room, kitchen, utility room, second inner hallway with cloakroom and WC and a principal ground floor bedroom with en suite shower room. The first floor then provides three double bedrooms and a family bathroom. External benefits include the aforementioned fore garden and parking, a detached double garage and a landscaped rear and side gardens with great levels of privacy, patio seating areas, shaped lawns, storage shed and summer house.

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

GROUND FLOOR

Porch • Spacious Entrance Hallway • Sitting Room With Elevated Views • Rear Living & Family Room With Bi-Fold Access To Rear Garden • Formal Dining Room Also With Bi-Fold Access To Rear Garden • Kitchen • Utility Room • Inner Hallway • Cloakroom & WC • Ground Floor Principal Bedroom With Elevated Views & En Suite Shower Room

FIRST FLOOR

Landing • Bedroom Two With Eaves Storage • Bedroom Three With Far Reaching Views • Bedroom Four Also With Far Reaching Views • Family Shower Room

OUTSIDE

Impressive Plot Of 0.38 Of An Acre • Neat Lawned Fore Garden Approach With Established Hedge Boundaries Giving Great Privacy • Extensive Private Driveway Providing Parking For Numerous Vehicles • Detached Double Garage • Landscaped Rear Garden With Shaped Lawn • A Selection Of Patio Seating Areas • Summer House • Stylishly Planted Borders • Lawned Side Garden & Storage Area • 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



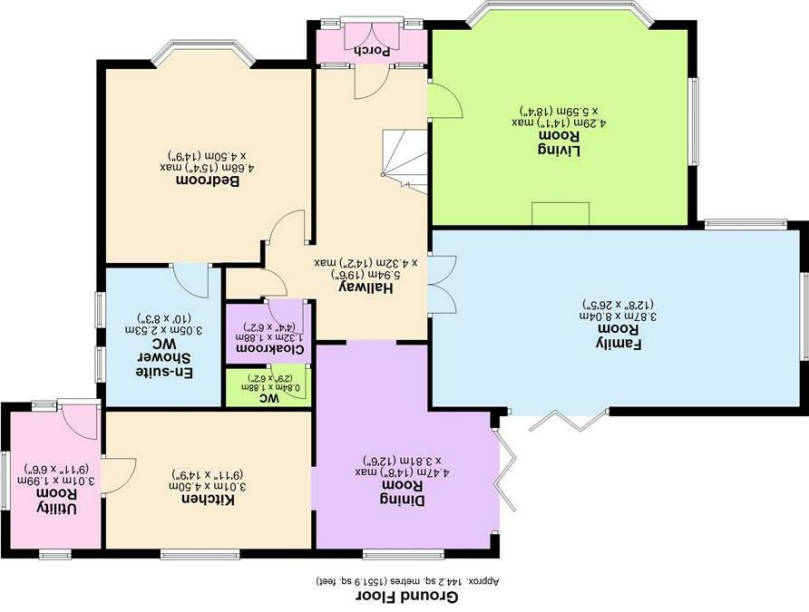
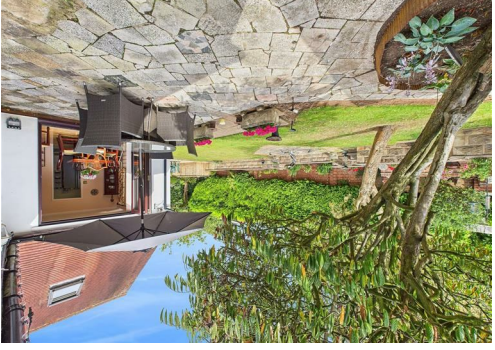
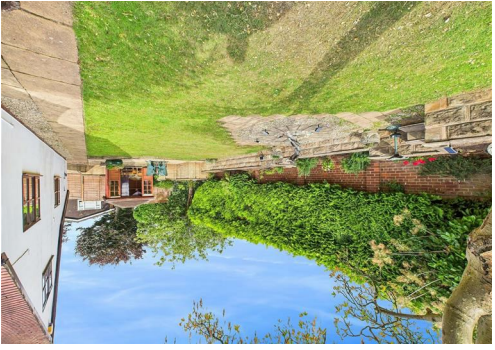
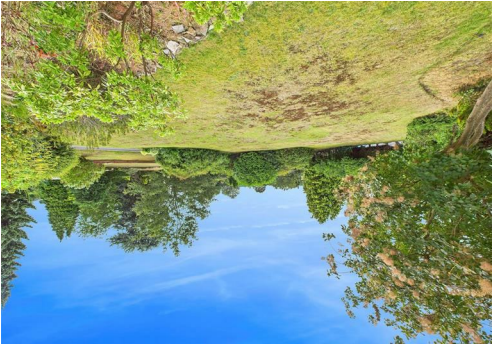




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Not All Agents Are Equal...



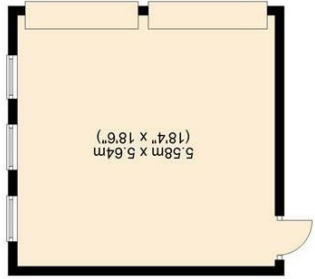
Ground Floor

Approx. 144.2 sq. metres (1551.9 sq. feet)



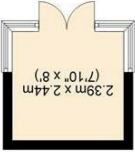
First Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



Garage

Approx. 31.5 sq. metres (338.6 sq. feet)



Summer House

Approx. 5.8 sq. metres (62.7 sq. feet)

Total area: approx. 249.2 sq. metres (2682.8 sq. feet)

Environmental Impact (CO ₂) Rating	
Current	Future
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 - higher 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	
Current	Future
69	76
EU Directive 2002/91/EC	
England & Wales	