



No.29 The Friary, Lichfield  
WS13 6QH

Downes & Daughters  
ESTATE AGENCY



## No.29 The Friary, Lichfield WS13 6QH £1,195,000

A truly exceptional and wonderfully elegant 1950s family home, extending to 3,297 sq.ft of flawlessly stylish internal accommodation, sitting centrally on a manicured plot of approximately a quarter of an acre. Occupying an enviable position on one of Lichfield's finest addresses within easy walking distance of the City Centre, this extensive home is dripping with original features and has been substantially extended and fully renovated in recent years and now comprises: Two formal reception rooms on the ground floor accompanied by a striking kitchen dining and family room, a yoga studio with separate staircase to the first floor, which also doubles up as a playroom, an elegant hallway with original parquet flooring (continuing in to receptions), guest cloakroom and utility. The upper floors are even more impressive with five bedrooms and three bathrooms radiating from a vast landing on the first floor, the principal bedroom boasting a 'secret' en suite shower room, a second bedroom suite also with an en suite with stairs to the yoga room, and three further bedrooms, one with a Juliet balcony, and a most impressive luxury bathroom. The second floor provides a further two rooms with the final bedroom currently 'unfinished' and used for storage, but with huge potential for a games room or office.

Externally the property has the rare benefit of extensive gardens extending to 0.25 of an acre with a large private driveway, stylish garden to the front and a single integral garage with sectional electric door. To the rear is the most beautifully landscaped and lavishly stocked rear garden, which has clearly been meticulously cared for by the present owners for many years. Offering an attractive mix of patio seating areas, stylishly planted borders, established trees and shrubs and a neat vegetable garden.

Viewing is essential to appreciate the sheer size and charming nature of this property, its enviable location and ease of access to the City Centre.

### GROUND FLOOR

- Porch Entrance
- Reception Hallway With Attractive Original Staircase Rising To First Floor
- Guest Cloakroom
- Original Parquet Flooring Throughout Hallway & Reception Rooms
- Living Room With Decorative Fireplace
- Stunning Double Aspect Formal Dining Room With Italian Smoked Glass Rimadesio Sliding Doors Opening To...
- Striking High Quality Open Plan Kitchen Dining & Living Space With Cathedral Window & Slide And Turn Doors To Rear Garden
- Pantry & Separate Utility Room
- Contemporary Playroom/Study With Space Saving Stairs To First Floor & Sliding Patio Doors To Garden

### FIRST FLOOR

- Expansive Landing With Clever Fitted Storage
- Cathedral Views From Rear Facing Rooms
- Principal Bedroom With Fitted Wardrobes
- En Suite Bathroom Shower Room
- Second Bedroom Suite With En Suite Shower Room (stairs to playroom/study)
- Bedroom Three With Vaulted Ceiling & Juliet Balcony
- Bedroom Four
- Bedroom Five / Study
- Luxury Family Bathroom With Central Roll Top Bath & Vaulted Ceiling

### SECOND FLOOR

- Landing
- Bedroom Six With Eaves Storage
- Bedroom Seven (currently in an unfinished state with an endless list of potential uses)

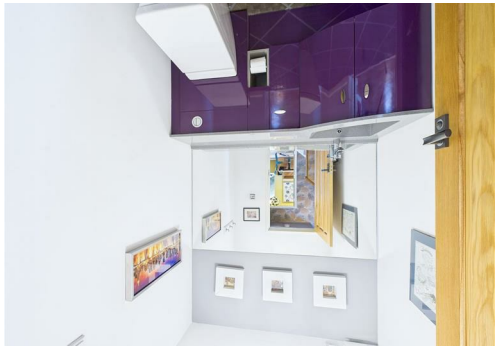
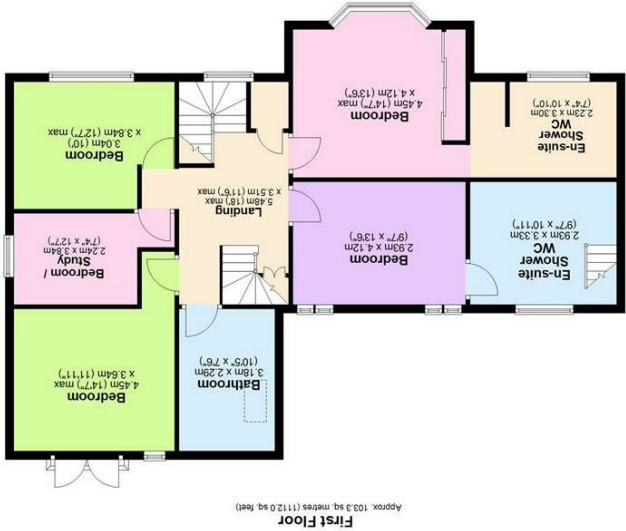








| Environmental Impact (CO <sub>2</sub> ) Rating                            |         |                                                                             |                                                         |
|---------------------------------------------------------------------------|---------|-----------------------------------------------------------------------------|---------------------------------------------------------|
| Current                                                                   | Minimum | Maximum                                                                     |                                                         |
|                                                                           |         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(29 pph) |                                                         |
|                                                                           |         | (41-41)                                                                     |                                                         |
|                                                                           |         | (69-40)                                                                     |                                                         |
|                                                                           |         | (155-58)                                                                    |                                                         |
|                                                                           |         | (138-54)                                                                    |                                                         |
|                                                                           |         | (21-38)                                                                     |                                                         |
|                                                                           |         | (1-20)                                                                      |                                                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions<br>(1-20) |         |                                                                             |                                                         |
|                                                                           |         |                                                                             | Very energy efficient - lower running costs<br>(29 pph) |
|                                                                           |         |                                                                             | (41-41)                                                 |
|                                                                           |         |                                                                             | (69-40)                                                 |
|                                                                           |         |                                                                             | (155-58)                                                |
|                                                                           |         |                                                                             | (138-54)                                                |
|                                                                           |         |                                                                             | (21-38)                                                 |
|                                                                           | (1-20)  |                                                                             |                                                         |
| Not energy efficient - higher running costs<br>(1-20)                     |         |                                                                             |                                                         |



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