



63 Walsall Road,  
Lichfield WS13 8AD

Downes & Daughters  
ESTATE AGENCY



63 Walsall Road,  
Lichfield WS13 8AD  
£450,000

A truly impressive Victorian gem dating back to 1870, enjoying the convenience of 'City Centre' living with the added benefit of off street parking for two cars and an extensive, south facing, rear garden. Extending to over 1,314 sq.ft, the internal space is presented in a flawless and sympathetic style and laid out over four floors, with the wonderfully flexible accommodation catering to all the modern day needs of a growing family or those in need of dedicated home working space. The upper floors boast three bedrooms and two bathrooms, with the second floor offering a most opulent principal bedroom suite with Juliet balcony, dressing room and luxury en suite bathroom. Whilst the ground floor provides two striking reception rooms, an attractive kitchen and utility and guest cloakroom. Not forgetting the glorious 'mancave' created from an impressive cellar conversion. The south facing garden really must be viewed to appreciate its sheer size, with a patio seating area leading down to a shaped lawn flanked by established herbaceous borders and interspersed with mature trees and shrubs. The lower lawn was once home to chickens and a vegetable garden, complete with greenhouse, and a further garden with gated access is good for storage.

Viewing is essential to appreciate the period elegance of this delightful home and its enviable central position.

#### GROUND FLOOR

Living Room With Open Fireplace & Fitted Cupboards • Dining Room (access to impressive cellar conversion 'Mancave') • Stylish Kitchen With Access To Rear Garden • Utility Room & Guest Cloakroom

#### FIRST FLOOR

Landing • Bedroom Two With Attractive Exposed Brick Fireplace & Fitted Wardrobe • En Suite Shower Room • Bedroom Three • Useful Study Space

#### SECOND FLOOR

Return Staircase Rises Directly In To... • Thoroughly Impressive Principal Bedroom Suite With Juliet Balcony • Open Walk In Wardrobe With Eaves Storage • Luxury En Suite Bathroom With Separate Shower

#### OUTSIDE

The property benefits from a block paved driveway for two cars to the fore and a seriously impressive, established rear garden. Boasting extensive lawns, a patio area, well stocked herbaceous borders, mature trees, storage shed, green house and vegetable patch.

#### FURTHER INFORMATION

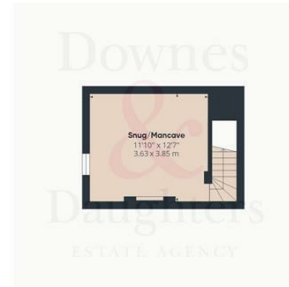
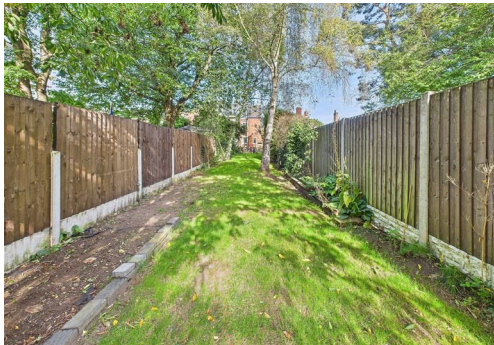
Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • Upvc Double Glazed Windows • All Mains Services



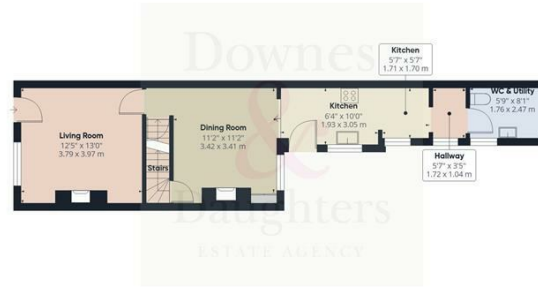








Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1314 ft<sup>2</sup>  
122.1 m<sup>2</sup>

Reduced headroom  
28 ft<sup>2</sup>  
2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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