



22 Manor Rise, Lichfield  
WS14 9SL

Downes & Daughters  
ESTATE AGENCY



## 22 Manor Rise, Lichfield WS14 9SL Offers over £625,000

An impressive, extended, four bedroom detached family home on one of Lichfield's most popular roads, at the heart of Boley Park. Moments away from three popular primary schools and King Edward VI secondary school, yet still within easy reach of the city centre and only 0.4 miles from Lichfield City Station, providing direct trains to Birmingham. This delightful home has been extended to now offer 2046 square feet of spacious accommodation with an attractive blend of open plan spaces and warm cosy family areas. The ground floor in particular, offering great flexibility with a striking open plan kitchen, diner and living space. The internal accommodation comprises: Porch entrance, hallway with storage cupboard, guest cloakroom, living and dining room with access to the rear garden, sitting room, utility and that stunning kitchen and living space, also with access to the rear garden. The first floor is equally impressive with an opulent principal bedroom suite with a range of high quality fitted wardrobes and a modern en suite shower room, three further bedrooms and a luxury family bathroom. Externally there is a wonderfully private rear garden with lawn and patio seating areas, a lawned front garden approach, private driveway for a number of vehicles and a double garage.

Viewing really is essential to appreciate the size and flexibility of this family home and its enviable location.

### GROUND FLOOR

Porch • Entrance Hallway With Storage Cupboard • Guest Cloakroom • Impressive Extended Kitchen, Dining & Family Room With Large Central Island & Double Doors To Garden • Utility Room With Side Access • Sitting Room • Double Aspect Living & Dining Room With Sliding Patio Doors To Garden

### FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With A Wealth Of Fitted Furniture • Modern En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Luxury Family Bathroom

### OUTSIDE

Lawned Front Garden • Private Tarmac Driveway For A Number Of Vehicles • Double Garage • Wonderfully Private Rear Garden • Patio Seating Areas & Raised Lawn • High Hedge Boundaries & Established Borders • Gated Side Access & Good Storage Area

### FURTHER INFORMATION

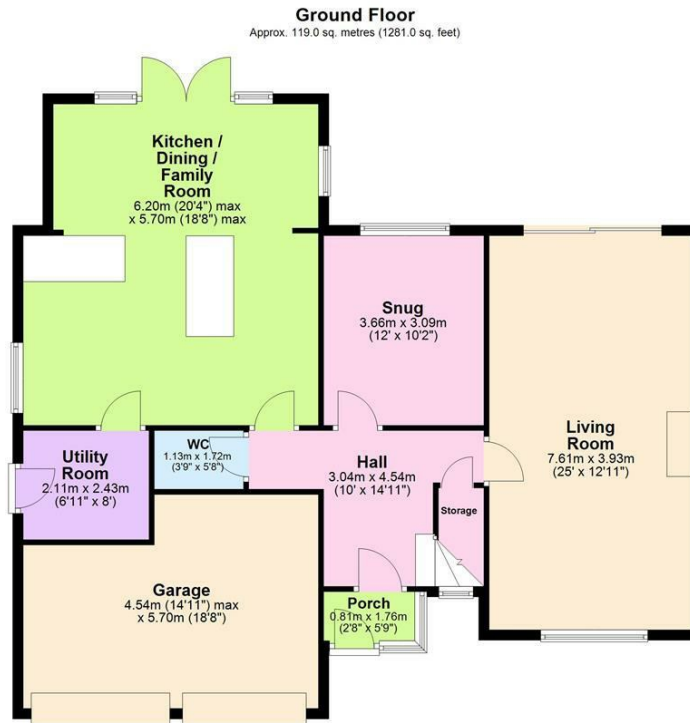
Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating c • Upvc Double Glazing • All Mains Services • Kind Edward's Catchment Area











Total area: approx. 190.1 sq. metres (2046.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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