



19 The Friary, Lichfield, , WS13 6QG

Guide Price £1,100,000

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EXCLUSIVE



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This stunning detached house is the epitome of a family home, located on one of Lichfield's most desirable streets in the heart of the City. The property stands proud with its spacious in-out block paved driveway and oozes kerb appeal. Impressively boasting versatility with its many reception rooms, currently described as a Sitting Room/Office, Drawing Room, Cinema Room, Bar, Dining Room, Kitchen and Conservatory. On the first floor there is a Master Bedroom with a Dressing Room and En-suite plus three further double bedrooms and a Family Bathroom. Private, landscaped gardens to the front and rear and a detached garage. This home is the perfect hive for a family who love spending time entertaining indoors or out. Viewing is essential to appreciate the amount of accommodation available. EPC rating - C





Entrance Porch
accessed via the bespoke glass and wood effect panelled UPVC double-glazed entrance door. Ceiling light point, oak effect laminate floor and access into the

Hallway
with the staircase leading to the first floor accommodation and having inset ceiling spotlights, radiator and wood flooring

Guest WC
having a pedestal hand wash basin and a low-level WC. Ceiling light point, extractor fan, towel radiator, part tiling to walls and tiled floor

Sitting Room/Office
fitted with a stone feature fireplace having an inset log effect living flame gas fire with stone hearth and surround. Inset ceiling spotlights, two wall lights, radiator, wood flooring, UPVC double-glazed window to the side aspect and a UPVC double-glazed bay window to the front aspect

Drawing Room
having a stone feature fireplace with hearth, mantle and inset log burning stove with open grate and screen. Ceiling light point, wood ceiling beams, decorative picture rail, two radiators, wood flooring, original stained glass window and a UPVC double-glazed bay window to the front aspect

Conservatory
accessed via the drawing room or the dining room and having a brick base with



UPVC double-glazed units. Two ceiling light fans, radiator, wood flooring, UPVC double-glazed door leading to the garden as well as further UPVC double-glazed French doors also leading onto the rear garden

Dining Room
with open access to the kitchen and having a ceiling light point, vertical radiator, tiled floor and UPVC double-glazed French doors into the Conservatory

Kitchen
having a range of base and wall units with granite work surfaces, co-ordinating breakfast bar and an inset stainless steel sink with counter top granite drainer. Integrated appliances of a Rangemaster cooker with extractor hood and a dishwasher, further appliance space for an American fridge-freezer. Inset ceiling spotlights, part tiling to walls, under cupboard lighting, vertical radiator, tiling to floor and two UPVC double-glazed windows to the rear aspect

Utility/Boot Room
co-ordinating with the kitchen and having wall and base units with roll top work surfaces and inset stainless steel sink. Inset ceiling spotlights, fitted wardrobe for cloaks storage, space with plumbing for a washing machine and tumble drier, towel radiator, part tiling to walls, wall mounted Glow Worm gas central heating boiler and a UPVC double-glazed window to the side aspect

Cinema Room
with a fitted media wall with space for a large screen TV and fitted speakers and surround sound system. Inset ceiling spotlights, fitted Neville Johnson shelving,



radiator and a UPVC double-glazed bay window with fitted shutter blind to the front aspect

Bar
perfect for entertaining and accessed via the cinema room, there is a fully fitted Neville Johnson bar giving you country pub vibes. Inset ceiling spotlights, radiator, wood flooring and a UPVC double-glazed bay window to the front aspect

First Floor Landing
having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Master Suite & Dressing Room
The dressing room has a range of fitted Hammonds Wardrobes providing hanging and shelving space. Inset ceiling spotlights, loft access and a UPVC double-glazed window to the side aspect. This leads into the bedroom which has a range of fitted Hammonds furniture including wardrobes, bedside tables, dressing table and a chest of drawers. Inset ceiling spotlights, radiator and dual aspect UPVC double-glazed windows to the front and rear

En-suite
having a four piece Villeroy Boch suite, which is comprised of; a panelled bath, walk-in double shower cubicle with mains shower fitment, vanity hand wash



basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, chrome towel radiator, tiled floor and a UPVC double-glazed bay window with fitted shutter blinds to the front aspect

Bedroom Two
again with a range of fitted Hammonds furniture including wardrobes and bedside tables providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed bay window to the front aspect

Bedroom Three
again benefitting from bespoke fitted Hammonds furniture including wardrobes, desk and cupboards to provide ample storage. Ceiling light point, radiator and two UPVC double-glazed windows to the front aspect

Bedroom Four
having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom
having a four piece Villeroy Boch suite, comprising of a bath with a mixer tap, walk-in shower cubicle with mains shower fitment, vanity hand wash basin and a low-level WC. Inset ceiling spotlights, tiling to walls, chrome towel radiator, fitted storage cupboards, tiled floor and two UPVC double-glazed windows. There is also access via a fitted ladder to the partially boarded loft.

Outside



the front of the property is set back from the road behind the pedestrian pathway with an extensive in-out driveway providing off road parking for several vehicles accessed and departed via two sets of electric timber gates. The driveway has a mature shrub boundary which in turn leads to the DETACHED GARAGE having light and power and accessed via an electric up and over door. The landscaped rear garden overflows with well established trees and shrubs. A paved patio and seating area with added features of a stone water fall and fire pit are perfect for entertaining. There are lawned areas and access to the front of the property via a wrought iron pedestrian gate. There are also two useful wooden sheds and an outside water tap.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78

England & Wales EU Directive 2002/91/EC

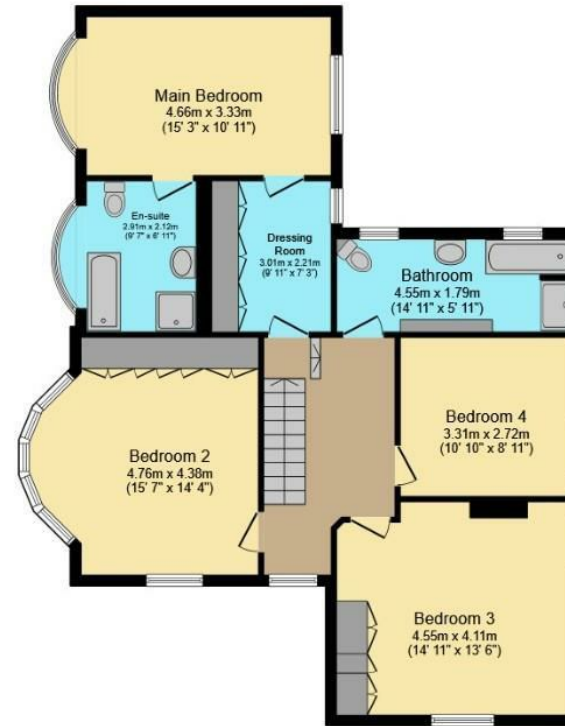
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

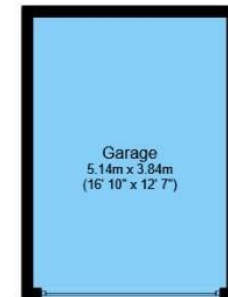
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Ground Floor



First Floor



Garage

Total floor area 256.8 sq.m. (2,765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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