



Christchurch Lane,
Lichfield, WS13 8AN

Offers in Excess of £750,000

Immaculately Presented Detached Family Home Offering Versatile Living Accommodation ideal for Multi-Generational Living

Welcome to Christ Church Lane, a highly regarded area of Lichfield, within close proximity to Lichfield City Centre and a short walk to Christ Church Primary School.

This beautifully presented family home offers purchasers of all ages versatile living accommodation set over two floors featuring 4/5 bedrooms and 3 bathrooms.

Perfect for growing families and multi-generation living the property layout offers to the ground floor the option of three bedrooms or two bedrooms and family room.

On entry the original Parquet flooring creates an impression of quality and style and flows through the hallway into the front sitting room/home office. For those requiring ground floor bedroom space the rear double bedroom overlooks the rear garden and features fitted wardrobes and an en-suite shower room.

The ground floor features a further double bedroom, a stylish bathroom and a sitting room with bay window could be a home office, playroom or bedroom five.

The standout feature of the property is the impressive, open-plan kitchen and living area, ideal for families to relax and spend quality time together and perfect for entertaining guests.

A high specification 'Masterclass' designed kitchen features granite worktops, Neff integrated appliances and Karndean flooring adds to the quality on display.

A gas burner sits nicely in the corner of the room and large windows allow floods of light in whilst offering superb views of the private rear garden. Completing the ground floor layout is the smart dining room featuring bi-fold doors and tiled flooring.

Upstairs you will find two further good-sized bedrooms, both having air-conditioning fitted and a luxury bathroom with a Velux window. The property lies on a 0.25-acre plot and features a stunning landscaped garden with a variety of designated areas for relaxing, outside dining and for children to safely play. At the rear of the garden is a separate area ideal for a vegetable garden or woodland area for children to enjoy.

In addition, a summer house has power and light, and a covered seating area could be perfect for a hot tub!

To the front of the property is a driveway suitable for parking multiple vehicles and could store a motorhome or caravan.

A remote door accesses the garage space ideal for vehicle storage with additional loft space if required.

This fabulous, detached property offers fantastic living accommodation located in a highly desirable area of Lichfield, viewing is highly recommended, contact Paul Carr Lichfield to arrange an appointment today!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Lichfield District Council.

Services Connected: Gas, Electric, Water, Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800
or via lichfield@paulcarrestateagents.co.uk



Ground Floor

Porch

1.15m (3'9") x 1.09m (3'7")

Hallway

4.46m (14'7") x 4.07m (13'4")

Family Room/Bedroom

5 4.19m (13'9") x 3.58m (11'9") max

Bedroom 4

3.28m (10'9") x 3.00m (9'10")

Bathroom

3.10m (10'2") x 1.69m (5'7")

Bedroom 1

4.76m (15'7") x 2.70m (8'10")

En-suite

Kitchen/Living Room

9.32m (30'7") x 4.41m (14'6")

Dining Area

4.35m (14'3") x 3.18m (10'5")

First Floor Landing

Bedroom 2

3.89m (12'9") max x 3.56m (11'8")

Bedroom 3

3.89m (12'9") x 2.70m (8'10")

Bathroom

2.53m (8'4") x 1.13m (3'8")

Garage

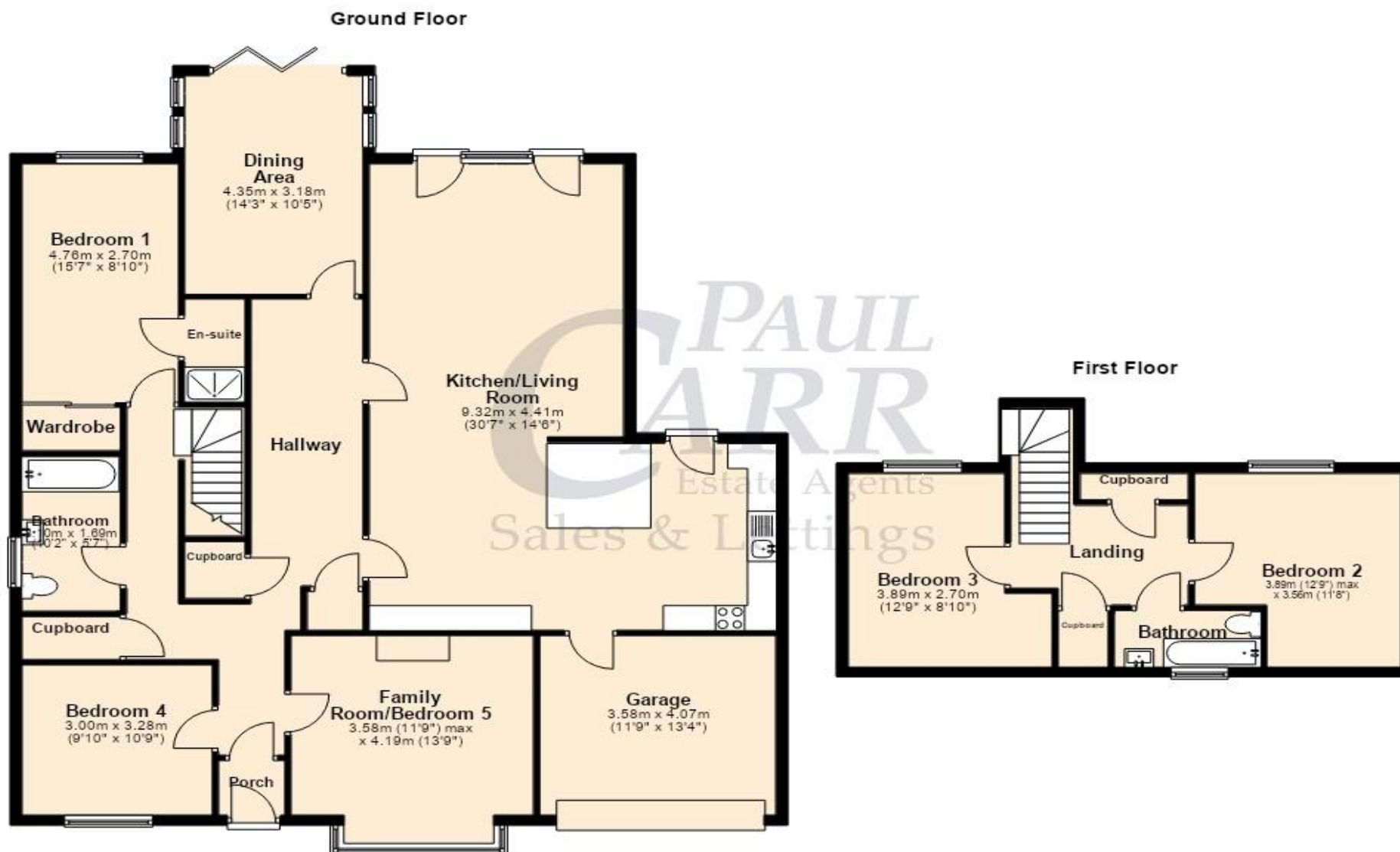
4.07m (13'4") x 3.58m (11'9")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only







Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 7th October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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