



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# The Courtyard, Fisherwick Wood Lane, Lichfield, WS13 8QQ

£599,950

3 2 2



Experience the charm of rural living combined with modern comfort in this exquisite Grade II listed three-bedroom barn conversion, nestled within the picturesque and exclusive Courtyard development in Lichfield.

Step into a wonderfully bright entrance hall, boasting high ceilings, which sets the tone for the quality within. The heart of the home is a beautifully presented kitchen/diner, a generous living diner offers a spacious and inviting area, featuring a striking fireplace and double doors that seamlessly open to the rear garden, perfect for indoor-outdoor living. A convenient guest WC completes the ground floor. Upstairs, a bright and airy landing leads to three well-proportioned double bedrooms. The master bedroom benefits from useful built-in storage and a private ensuite shower room, offering a secluded retreat. Two additional double bedrooms and a well-appointed family bathroom complete the first floor, providing comfortable accommodation for all.

Externally, the property benefits from allocated parking and a privately owned tandem double garage, providing secure storage or additional parking. The meticulously maintained communal grounds offer a charming courtyard, while the private rear garden is a truly idyllic space with a vibrant array of mature shrubs and trees, creating a serene outdoor sanctuary.

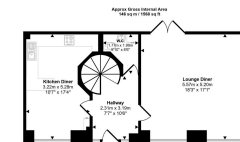
We highly recommend an early viewing to fully appreciate the unique blend of historic charm and contemporary living this exceptional home has to offer.

We understand the property to be freehold, with a service charge payable of £80pcm for the maintenance of the driveway, parking area, courtyard landscaping, lighting and sewerage filter plant. There is an additional £25pcm contributing towards the development fund, which goes towards more significant repairs and enhancements.

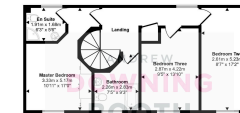




- Grade II Listed Three Double Bedroom Georgian Mews Property
- Beautifully Bright Throughout With Character Feature High Ceilings
- Guest WC, Ensuite Shower Room & Family Bathroom
- Private Rear Garden With Beautiful Scenic Views Of Countryside
- Impeccably Presented Throughout
- Exclusive Eight-Property Development Adjacent To Fisherwick Lakes
- Contemporary Kitchen/Diner
- Parking Space & Tandem Garage
- Spacious & Naturally Bright Living Dining
- Council Tax Band: F



Ground Floor  
Approx 84 sq m / 84 sq m



First Floor  
Approx 84 sq m / 84 sq m



Garage  
Approx 20 sq m / 20 sq m

This floor plan is for information purposes only and is not a contract. Measurements of rooms, areas, lengths, and so on are approximate and are not intended to be used for any purpose other than general information. The floor plan is not intended to be used for any purpose other than general information. The floor plan is not intended to be used for any purpose other than general information.