4 | CHESTERFIELD ROAD | LICHFIELD | STAFFORDSHIRE | WS13 6QW

Downes & Daughters
ESTATE AGENCY

FORZA

4

CHESTERFIELD ROAD | LICHFIELD | STAFFORDSHIRE | WS13 6QW

£585,000

A wonderful opportunity to purchase an impossibly elegant Victorian residence, originally built for officers at Whittington Barracks, in a wonderfully central location only 0.4 miles away from Lichfield City Station, with the rare benefit of private driveway parking and a wonderfully private rear garden. Taking full advantage of Lichfield's vibrant city centre this popular address is well known for showcasing a delightful mix of architectural styles and periods. Dating back to the late 19th Century this opulent family home has been lovingly renovated and extended and now offers flexible family accommodation extending to 1,728 square feet. The impressive four storey dwelling redefines the accommodation previously expected from a property of this nature and viewing is essential to fully appreciate the true extent of the flawlessly presented space on offer, which impresses at every turn. The ground floor comprises an elegant hallway, living room, guest cloakroom and a striking open plan kitchen, living & dining space with a continuation of the Karndean flooring, central island & access to the rear garden.

The upper floors are equally impressive with Cathedral views from all front facing rooms, boasting attractive landings, two double bedrooms and a shower room on the second floor and an opulent family bathroom with ingenious first floor utility room and two double bedrooms with fitted wardrobes on the first floor. The internal accommodation is further enhanced by a superb multi-use cellar conversion providing children's play area, second sitting room and fitted study space and storage cupboards. Externally there is the rare benefit of private driveway parking and a stylishly landscaped and wonderfully private rear garden with secluded patio seating areas and an artificial lawn.

Viewing really is essential to fully appreciate the thoroughly impressive nature and abundant charm of this delightful family home which has been finished to an exacting standard by the current owners.

GROUND FLOOR

- Elegant Entrance Hallway
- Living Room With Period Cast Iron Fireplace, Plantation Shutters & Karndean Herringbone Flooring
- Striking Open Plan Kitchen, Living & Dining Space With A Continuation Of The Karndean Flooring, Central Island & Access To Rear Garden
- Stylish Guest Cloakroom

LOWER GROUND FLOOR

- Superb Multi-Use Cellar Conversion
- Used As Children's Playroom
- Second Sitting Room

FIRST FLOOR

- Attractive Landing
- Bedroom One With Fitted Wardrobes
- Bedroom Two With Fitted Wardrobes
- Luxury Family Bathroom With Claw Footed Free Standing Bath & Separate Shower
- Ingenious First Floor Utility Room

SECOND FLOOR

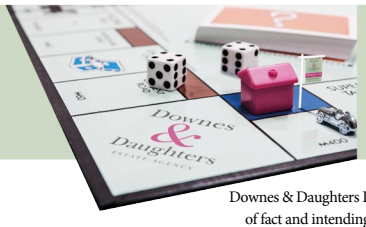
- Landing
- Bedroom Three With Fitted Wardrobes
- Bedroom Four
- Shower Room

OUTSIDE

- Private Block Paved Driveway With Brick Boundary Walls
- Stylishly Landscaped & Cleverly Designed Rear Garden
- Secluded & Wonderfully Private Seating Areas
- Stylishly Planted Borders
- Artificial Lawn

EPC Rating: D

Total area: approx. 160.5 sq. metres (1728.1 sq. feet)



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