



Rose Bower, Stafford Road, Lichfield, WS14 8HZ

Set in the Cathedral City of Lichfield is Rose Bower, an immaculately refurbished detached three bedroom cottage, residing within a 0.3 acre garden plot including a heating swimming pool, a self contained annexe and a detached gym/office with potential for conversion. Overlooking idyllic views across surrounding countryside, this charming Victorian home has been refurbished to a superb standard throughout, including a new lining to the heated pool, a new boiler, an immaculate refit to the kitchen and utility and a fully refurbished conservatory with solid insulated roof and new windows. The pool has also been finished with limestone edging new

coping stones. The former double garage has been converted into a fabulous self contained annexe with a full kitchen and shower room, offering ideal multi-generational living or a self contained guest suite. Further potential (subject to relevant permissions) lies within a versatile gym and office, which has pipe work in place ready for under floor heating, drainage and internal finishing to suit the next owners requirements.

The interiors to Rose Bower offer two reception rooms plus a conservatory and study, with the modern kitchen has comprehensive fitted appliances. A utility and cloakroom are

also set to the ground floor. To the first floor there are three double bedrooms all having private en suites, with the master also having a range of fitted wardrobes and storage and a traditionally styled en suite bathroom with claw foot bathtub. Double gates open into the large driveway, with the fully secluded manicured garden plot extending to a generous 0.3 acre and being bordered by mature trees and foliage. The heated and relined swimming pool enjoys a pleasant outlook across the lawned garden and down towards the annexe and gym, and far-reaching countryside views can be appreciated from the far end of the garden.

Enjoying a prestigious setting on the borders of Lichfield, Rose Bower is ideally positioned for access to both the City Centre, and to nearby commuter routes amenities and schools.

The handsome city centre and its excellent amenities can be reached within a few minutes drive or a 30 minute walk, where an array of pubs, cafes and restaurants and supermarkets can be found. Leisure and cultural pursuits can be enjoyed at the Garrick Theatre historic medieval Cathedral and Beacon Park, an area of over 70 acres of community gardens and parkland, and the city hosts a variety of community events and festivals catered to music, art and food throughout the year.

Rose Bower lies within the catchment area for Kings Edwards and The Friary, with a variety of independent schools including Lichfield Cathedral School, Twycross, Denstone also being easily accessible.

An excellent base for commuters, the cottage benefits from convenient access to the A515, A38 and M6 Toll, there are two rail stations in Lichfield providing direct links to Birmingham London (in 80 minutes) and the International airports of Birmingham and East Midlands airports are both within a comfortable drive.

- Beautifully Refurbished Detached Cottage
- Stunning 0.3 Acre Gardens with Views
- Ideally Placed for Commuters & Access to Lichfield City Centre
- Self Contained Annexe (full Kitchen & Shower Room)
- Further Gym & Office (Conversion Potential)
- Three Spacious Reception Rooms & Study
- Refitted Kitchen with Integral Appliances
- Refitted Utility & Cloakroom
- Three En Suite Double Bedrooms
- Gated Entrance to Ample Parking
- Established 0.3 Acre Gardens
- Heated Swimming Pool
- Double Glazed, Oil Central Heating (2021 Boiler) & Private Drainage
- Walking Distance to City Centre
- Well Placed for Schools, Commuter Routes & Rail Travel



A character gable porch with Minton tiled flooring leads to the composite front door, opening in turn into:

Dining Room 4.5 x 3.7m (approx. 14'9 x 12'1)
A spacious reception room having LVT flooring and stairs rising to the first floor, doors opening into the **Lounge** and **Kitchen** and an opening leads into:

Conservatory 2.81 x 2.68m (approx. 9'2 x 8'9)
Windows overlook the swimming pool and gardens beyond, with double doors opening out to the side. The conservatory has been refurbished to including new windows, doors and a solid insulated roof allowing for year round use

Lounge 6.44 x 3.47m (approx. 21'2 x 11'4)
A beautifully presented reception room having twin windows to the front aspect, traditional panelling and a wood burning stove set to quartz hearth

Kitchen 3.63 x 3.15m (approx. 11'10 x 10'4)
Finished to a superb standard, the kitchen is fitted with a range of gloss wall and base units with complementary work surfaces over, housing an inset sink and comprehensive integrated appliances including dishwasher, fridge freezer, double oven and induction hob. There is a window facing the rear aspect, and the kitchen has LVT flooring which extends into:

Utility 2.5 x 1.34m (approx. 8'2 x 4'4)
fitted with base units coordinating with those of the kitchen, having a window to the rear and an integrated washing machine. A door opens into the **Cloakroom**, which has been refitted with a wash basin set to vanity unit and a WC

A **Hallway** accessed from the kitchen leads to the front of the property, where a **Porch** gives access back out to the driveway. A door opens from the hallway into:

Study 1.7 x 1.65m (approx. 5'7 x 5'4)
having a window to the side and high level fitted storage





Stairs rise to the first floor **Landing**, where there is a feature arched window and doors opening into:

Master Bedroom 4.65 x 3.7m (approx. 15'3 x 12'2)
A spacious principal bedroom having a range of fitted wardrobes and storage and twin windows to the rear enjoying idyllic garden views. With private use of:

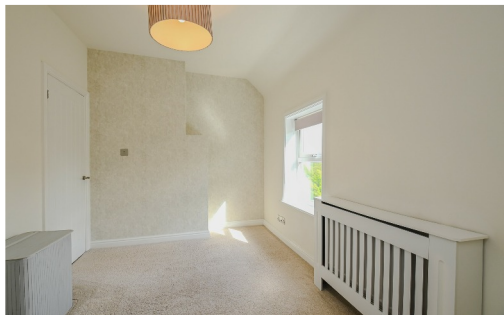
En Suite Bathroom 2.48 x 1.94m (approx. 8'1 x 6'4)
comprising pedestal wash basin, WC and claw foot bathtub, with a heated towel rail dual aspect windows and useful fitted storage

Bedroom Two 3.7 x 3.56m (approx. 12'2 x 11'7)
another double room having a window to the front and a door opening into:

En Suite 1.6 x 1.52m (approx. 5'2 x 4'11)
Comprising wash basin set to vanity unit, WC, a corner shower and a heated towel rail

Bedroom Three 3.43 x 2.48m (approx. 11'2 x 8'1)
A third double room having a window to the front and private use of:

En Suite 2.5 x 0.8m (approx. 8'2 x 2'7)
fitted with wash basin, WC and a shower cubicle



Annexe

This superb self contained space is ideal as an entertaining space, guest suite or accommodation for a dependent relative, with a block paved driveway to the front leading to gated access back out onto the lane. The **Annexe** has electric radiators and electric water heaters to both sinks and the shower

Open Plan Living Space 5.45 x 4.4m (approx. 17'10 x 14'5)

A stunning open plan space having vaulted ceilings with a skylight providing plenty of natural light, LVT flooring and twin sliding doors opening out to the front. There is an electric remote controlled fireplace set to the media wall which also houses a recess for the TV. The modern **Kitchen** comprises a range of gloss wall and base units housing an inset sink and integrated appliances including dishwasher, oven, induction hob and fridge freezer

Shower Room 2.26 x 1.2m (approx. 7'5 x 3'10)

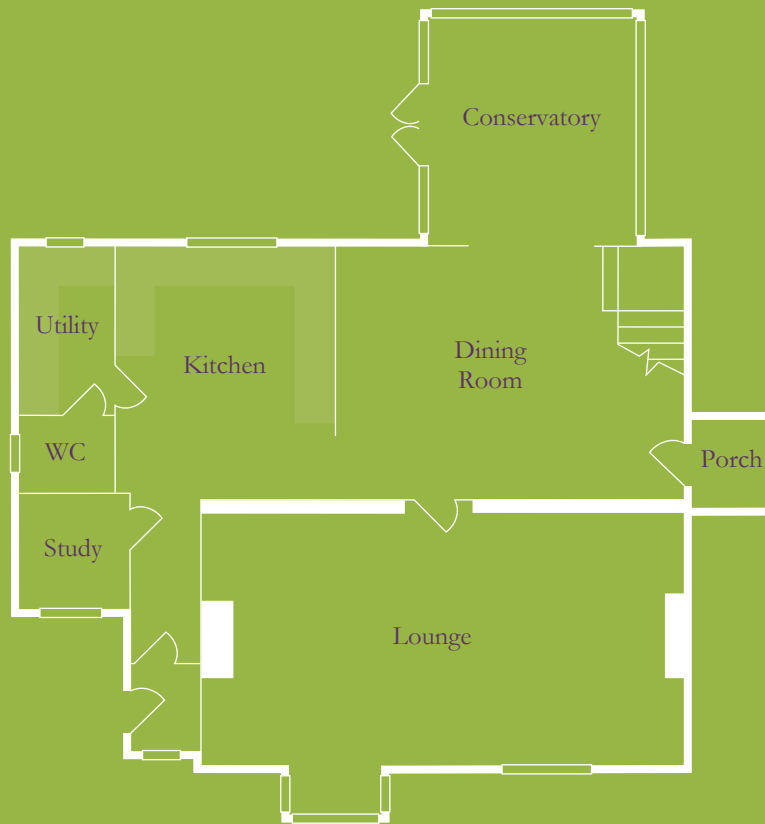
Comprising wash basin set to vanity unit, WC and a double width shower, with tiled splash backs and LVT flooring



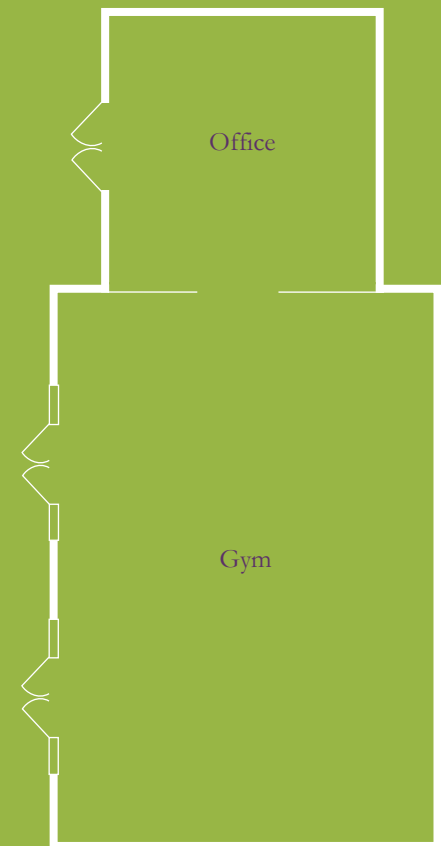
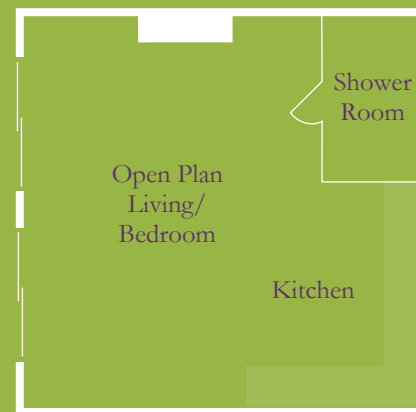
Positioned to the end of the plot is a detached **Gym & Office**, having under floor heating and drainage in place ready for internal finishes and an electricity supply to be connected. There may be potential to convert this into a self contained property, subject to relevant permissions. The **Gym** 7.15 x 5.31m (approx. 23'5 x 17'5) has two sets of double doors enjoy stunning views overlooking rolling Staffordshire countryside, and the gym has impressive vaulted ceilings and an opening through to the **Office** 4.68 x 4.06m (approx. 15'4 x 13'3) which has a window to the side and another set of double doors overlooking rural views

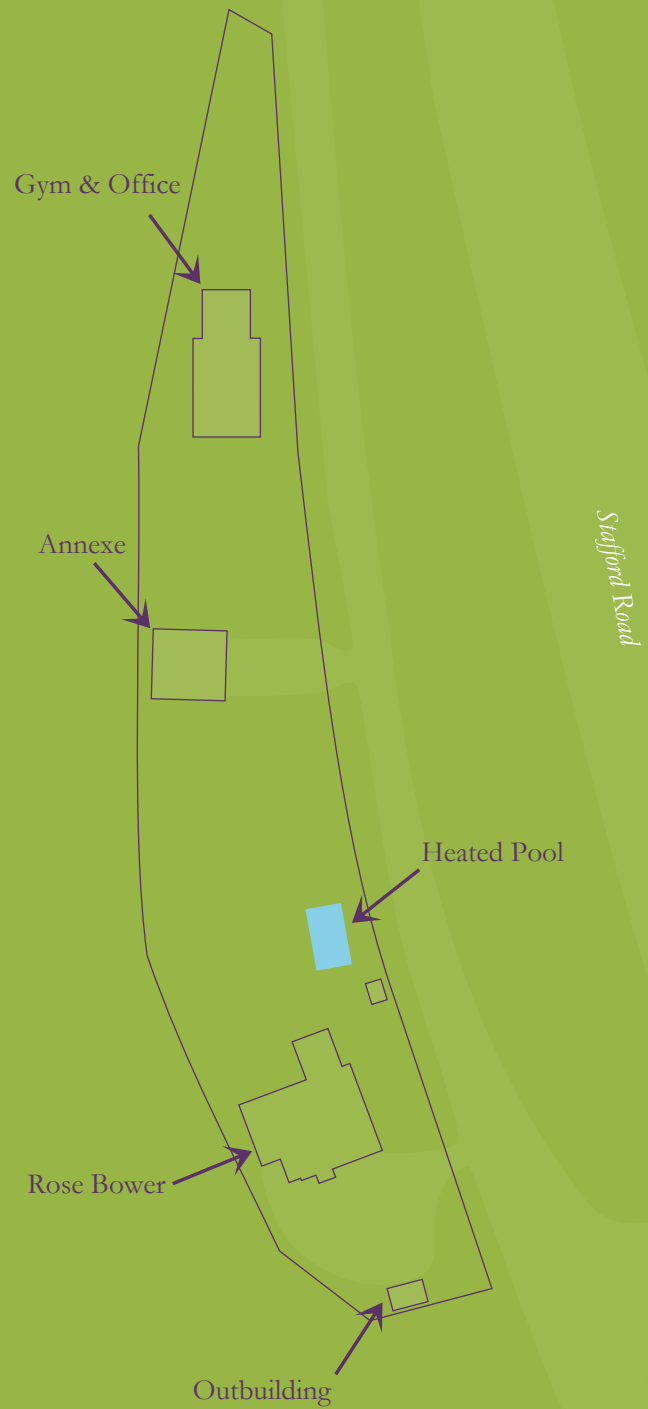






Annexe







Outside

Set back from Stafford Road, a lane services Rose Bower and neighbouring properties where double gates open in to the block paved driveway. A brick **Outbuilding** houses a **Wood Store** to one side and a larger **Garden Store** 3.28 x 2.23m (approx. 10'9 x 7'3) to the other which also houses the oil tank, and mature foliage and hedges provide privacy to the front of the cottage

0.3 Acre Gardens

Enjoying complete privacy to all sides, the garden is laid to block paved and stone terraces, manicured lawns and a variety of mature foliage and trees. To one side is the **Heated Swimming Pool**, having corbelled limestone edging and having been relined around 3 years ago. The gardens lead down towards the annexe, where there is a large covered store to one side as well as double gates providing access to a second block paved parking area

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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