



Connells

Cherry Orchard  
Lichfield



# Cherry Orchard Lichfield WS14 9AN

for sale  
£775,000



## Property Description

**\*\*WOW\*\***

**\*\*A STUNNING PERIOD HOME IN A MUCH SOUGHT AFTER AREA\*\***

A four double bedroom period home of simply the highest of calibres, effortlessly blending traditional, character features with exquisite contemporary excellence.

This magnificent property situated on Cherry Orchard, is less than a ten minute walk from Lichfield's thriving and continuously flourishing city centre, home to an extensive range of amenities, including major supermarkets, various highly regarded schools, the award-winning Beacon Park and a number of bars/restaurants. Transport links are in abundance with Lichfield train stations within close proximity, offering direct links to London and Birmingham.

The accommodation boasts high ceilings throughout and is set predominantly across three floors, each with plenty to offer; the ground floor made up of two meticulously appointed reception rooms, a beautifully extended and high specification breakfast kitchen/diner, and a flexible utility/cloakroom leading to a lovely rear lounge with high ceilings and sky lights and having bi fold doors to the fantastic rear garden. To the first floor there are two bedrooms, one with an en suite shower room, and a main bathroom. To the second floor there are a further two bedrooms, one with en suite shower and the other boasting a large storage cupboard which could be converted into an en suite. To the rear you will find a fantastic space for entertaining, with separate areas and access to the rear garage and further parking.



## Entrance Porch

## Entrance Hall

RETAINING MANY ORIGINAL FEATURES

## Lounge

12' 8" x 12' 9" ( 3.86m x 3.89m )

BEAUTIFULLY PRESENTED RETAINING ORIGINAL FEATURES AND HAVING A LARGE BAY WINDOW TO THE FRONT AND LOG BURNER.

## Open Plan Kitchen

22' 5" MAX x 17' 4" ( 6.83m MAX x 5.28m )

LOVELY OPEN PLAN KITCHEN WITH LOUNGE AREA, BREAKFAST BAR AND SKYLIGHTS TO CREATE A WONDERFUL FAMILY SPACE

## Utility

## Study

12' 3" x 6' 7" ( 3.73m x 2.01m )

## Rear Lounge

15' 8" x 11' 7" ( 4.78m x 3.53m )

WITH A LOVELY OPEN PLAN FEEL FROM THE KITCHEN AND STUDY, THIS REAR SPACE LOOKS OVER THE GARDEN AREA AND HAS DIRECT ACCESS

## First Floor Landing

## Bedroom One

17' 3" x 12' 9" ( 5.26m x 3.89m )

## Bedroom Two

18' 1" MAX x 9' 1" ( 5.51m MAX x 2.77m )

## En Suite Shower Room

## Family Bathroom

## Second Floor Landing

## Bedroom Three

17' 3" MAX x 13' ( 5.26m MAX x 3.96m )

## En Suite For Bed Three

## Bedroom Four

20' 7" MAX x 16' 1" MAX ( 6.27m MAX x 4.90m MAX )

WITH STORAGE CUPBOARDS AND POTENTIAL FOR EN SUITE TO BE ADDED

## Loft Space

## Rear Garden

WITH PLENTY OF ENTERTAINING SPACES INCLUDING TWO PATIO AND LAWN AREAS, ACCESS TO THE FRONT VIA A SIDE GATE. A GARAGE TO THE REAR WITH VEHICULAR ACCESS AND PARKING

## Driveway

TO THE FORE OF THE PROPERTY WITH SPACE FOR THREE CARS















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). Powered by [www.focalagent.com](http://www.focalagent.com)

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11 & 13 Bore Street  
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EPC Rating: F    Council Tax  
 Band: F

Tenure: Freehold

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