



St. Annes Road,
Lichfield, WS13 7RE

Offers in the Region Of £370,000

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Welcome to St. Annes Road and this beautifully presented link-detached family home set on a generous corner plot, located in a popular residential area of Lichfield, finished to a high standard throughout.

The property boasts superb curb appeal with a generous frontage, driveway parking and attractive landscaped gardens.

Inside, the home has been thoughtfully modernised to create a bright and welcoming living space ideal for modern family life.

The heart of the home is the impressive open-plan Howdens kitchen and family room, featuring vaulted ceilings, skylights and expansive glazing that floods the space with natural light while providing lovely views over the garden.

The kitchen is fitted with stylish shaker-style cabinetry, wooden worktops and integrated appliances, complemented by a central island perfect for entertaining and everyday living.

In addition, the property benefits from a spacious lounge with striking feature oak parquet flooring, creating a cosy yet elegant retreat.

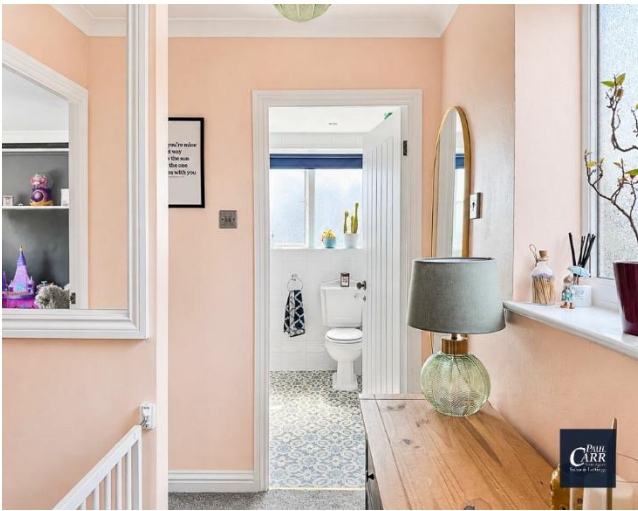
Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all presented in excellent condition.

Externally, the rear garden offers a private and enclosed outdoor space with lawn and patio areas, ideal for relaxing or entertaining.

Located within easy reach of highly regarded schools, local amenities, transport links and the historic city centre of Lichfield, this exceptional home is perfectly suited to families and professionals alike.

Call Paul Carr Lichfield to arrange a viewing, don't miss the opportunity to purchase this fantastic home!





Property Specification

Extended & Immaculately Presented Link-Detached Property
 Generous Corner Plot
 Driveway & Garage
 Lounge with Solid Oak Parquet Flooring
 Impressive Howdens Fitted Kitchen with Island

Kitchen
 4.73m (15'6") x 4.06m (13'4")

Family Room
 4.73m (15'6") x 3.77m (12'4")

Lounge
 4.75m (15'7") x 3.43m (11'3")

Landing
 1.73m (5'8") x 1.14m (3'9")

Bedroom 1
 3.56m (11'8") x 2.88m (9'5")

Bedroom 2
 3.15m (10'4") x 2.88m (9'5")

Bedroom 3
 2.54m (8'4") x 1.85m (6'1")

Bathroom

Garage
 5.49m (18') x 2.48m (8'2")

Agent's Note:

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: 27th May 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.

Viewer's Note:

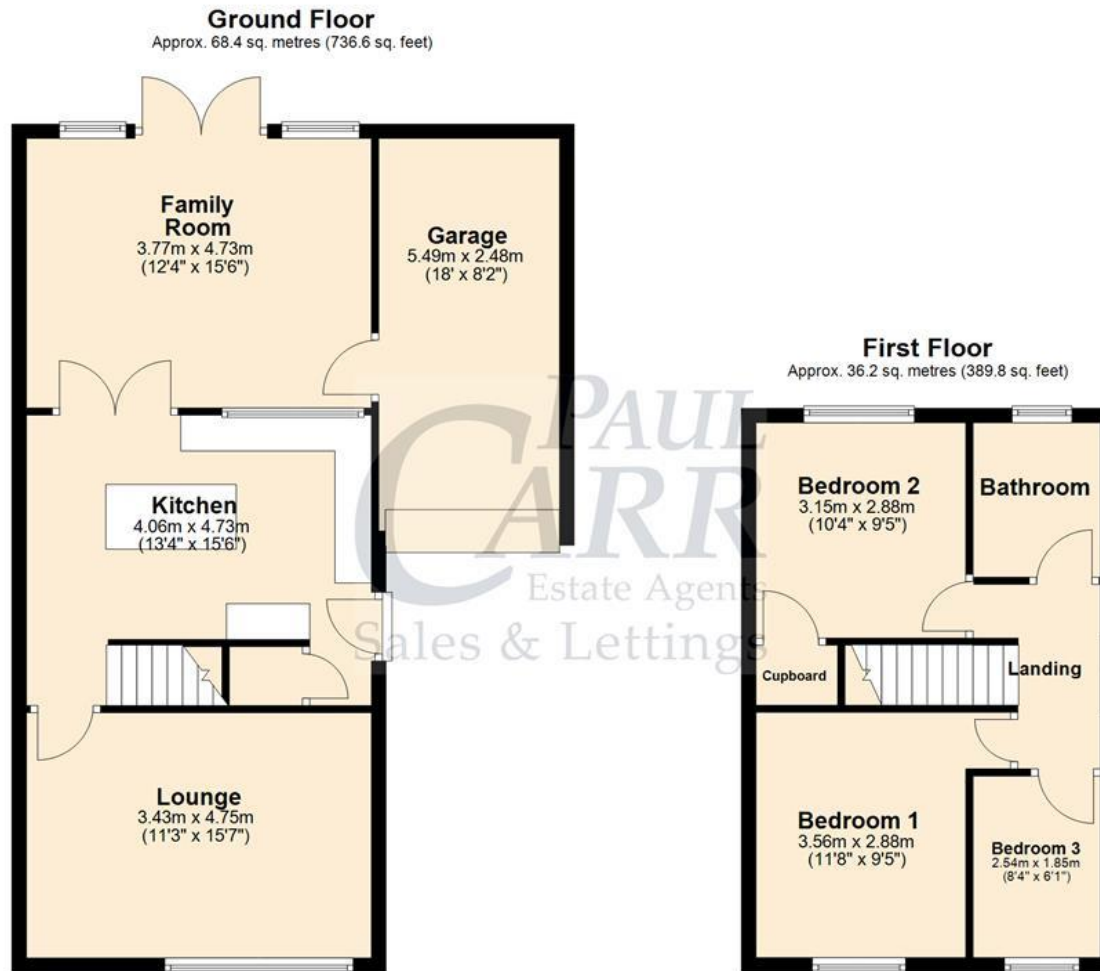
Services connected: Water, drainage, gas, electric

Council tax band: C

Tenure: Freehold

Floor Plan

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



Total area: approx. 104.6 sq. metres (1126.4 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

