



41b Cherry Orchard,
Lichfield WS14 9AN

Downes & Daughters
ESTATE AGENCY

41b Cherry Orchard, Lichfield WS14 9AN Price £535,000

An elegant Victorian style town house on a private development of just seven homes, built by Keon Homes in 2020, on this exclusive section of one of Lichfield's most coveted addresses. This truly delightful family home occupies a dominant position behind beautifully landscaped gardens and benefits from a south east facing rear garden and falls within the King Edward's catchment area. Only moments away from three local primary schools, St Michael's, St Joseph's and Five Spires Academy, it is also an easy walk to Lichfield town centre and Lichfield City Train Station, with useful connections in to Birmingham. The flexible layout is arranged over three floors and provides 1,565 sq.ft of stylishly presented accommodation, catering to the modern day needs of a growing family, all finished to an exacting standard. The ground floor comprises: An entrance hallway with fitted storage drawers and cupboard, modern guest cloakroom, open plan kitchen diner with a walk in bay window and a stylish living room with bespoke media wall and shelving and access to the rear garden. The first floor boasts a landing with airing cupboard, principal bedroom with built in wardrobes and an en suite shower room, bedroom four and a family bathroom, whilst the second floor offers two spacious multi-use bedrooms with a connecting Jack & Jill shower room. Perfect for teenagers to share. Externally the property occupies a manicured plot with a south east facing rear garden with raised sleeper borders, neat lawn and a patio seating area. There is also a block paved private driveway and a spacious garage with power to the rear.

Viewing is essential to appreciate the enviable position of this property and the abundant charm, warmth and stylish presentation you experience once inside.

GROUND FLOOR

Entrance Hallway With Fitted Storage Drawers & Cupboard • Kitchen Diner With Walk In Bay Window • Guest Cloakroom • Stylish Rear Living Room With Bespoke Media Wall & Access To Rear Garden

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With Built In Wardrobes • En Suite Shower Room • Bedroom Four • Family Bathroom

SECOND FLOOR

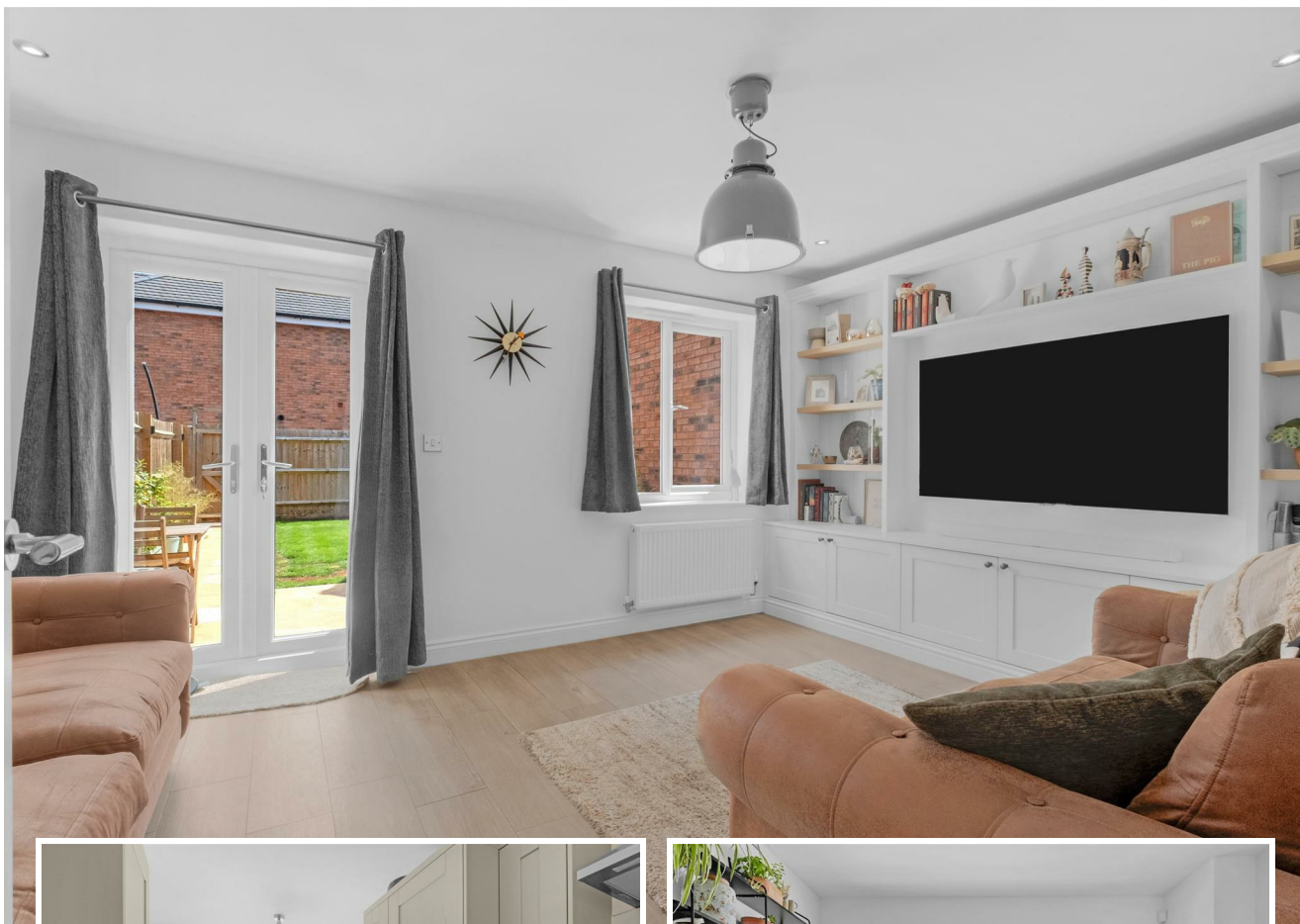
Landing • Bedroom Two With Useful Storage Area • Jack & Jill Shower Room • Bedroom Three

OUTSIDE

Stylishly Planted Front Garden With Neat Lawn • Lawned Rear Garden With Patio Seating Area & Raised Sleeper Beds • Gated Access To Rear • Private Driveway Parking • 18'3" x 10'8" Garage With Power

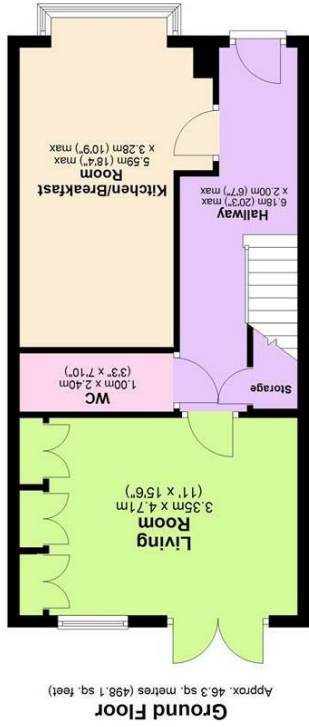
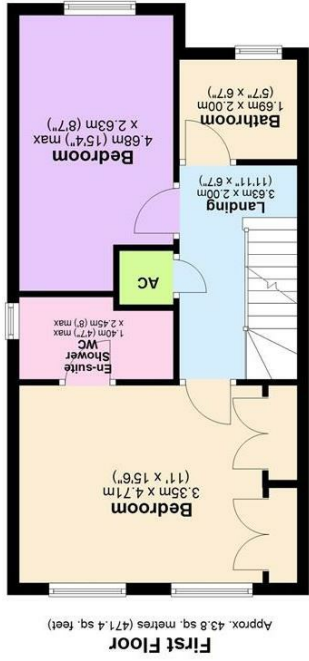
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Estate Charge Of £33 PCM For Drive & Garden Maintenance • Energy Rating B • Council Tax Band D • Upvc Double Glazing • Gas Central Heating • Cavity Wall Insulation • EV Charger





Environmental Impact (CO ₂) Rating		
Current	Minimum	
Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
85	94	
Current	Minimum	



Total area: approx. 145.5 sq. metres (1565.9 sq. feet)



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