NO. 115 | WALSALL ROAD | | STAFFORDSHIRE | WS13 8AD

Downes & Daughters
ESTATE AGENCY

NO. 115

WALSALL ROAD | | STAFFORDSHIRE | WS13 8AD

OFFERS OVER £950,000

Occupying an enviable position on the popular Walsall Road in the charming city of Lichfield, this remarkable detached house is a true gem, showcasing striking period architecture and an abundance of original features. This landmark property stands out not only for its aesthetic appeal but also for its generous accommodation, making it an ideal family home.

Boasting four spacious bedrooms and two well-appointed bathrooms, this residence offers ample space for both relaxation and entertainment. The two reception rooms provide versatile areas that can be tailored to your lifestyle, whether you desire a formal sitting room, a cosy study, or a vibrant playroom for the children. The heart of the home is undoubtedly the stunning open-plan kitchen, dining, and family space, which has been thoughtfully extended and improved by the current owners. This area is perfect for hosting gatherings or enjoying quiet family meals.

One of the standout features of this property is the breath taking roof terrace, which offers panoramic views over Lichfield's iconic multi-spired skyline. Imagine sipping your morning coffee or enjoying evening sunsets in this serene outdoor space.

The property is set in a central location, providing easy access to local amenities, yet it boasts the rare advantage of a large south-facing garden, perfect for outdoor activities and relaxation. Additionally, with parking available on two private driveways, convenience is assured.

This exquisite home harmoniously blends period charm with modern living, making it a must-see for those seeking a unique property in Lichfield. Don't miss the opportunity to make this stunning house your new home.

GROUND FLOOR

- Entrance Hallway With Parquet Flooring Which Continues In To Both Receptions
- Access To Cellar
- Family Room With Corner Fireplace & Plantation Shutters
- Living Room With Corner Multi Fuel Stove, Plantation Shutters & Doors To...
- Impressive Open Plan Kitchen Dining & Family Space With Vaulted Ceiling & Bi-Fold Access To Rear Garden
- Peninsula Unit Offering An Informal Dining Option
- Utility Room
- Guest Cloakroom

FIRST FLOOR

- Elegant Landing
- Bedroom Two With Plantation Shutters
- Bedroom Three With Plantation Shutters
- Bedroom Four With Plantation Shutters
- Luxury Family Bathroom With Separate Shower
- Please Note All Sash Windows Have Recently Been Replaced

MARK ROTHKO violet

SECOND FLOOR

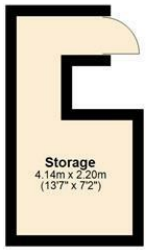
- Stairs Rise Directly In To The Opulent Principal Bedroom With Bright Double Aspect
- Walk Through Dressing Room With Oak Fitted Wardrobes
- Modern En Suite Shower Room
- Contemporary Velux Window & Door Configuration Leading To...
- Simply Stunning Roof Terrace With 'Multi Spired' Panoramic Views Of Lichfield

OUTSIDE

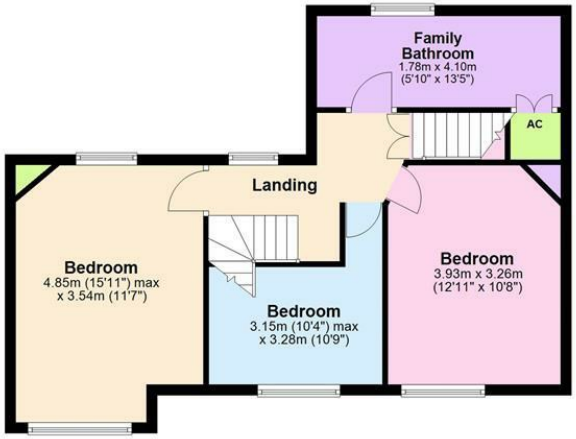
- Block Paved Private Driveway Parking For A Number Of Vehicles
- High Hedge Boundary Providing Great Privacy
- Further Off Road Parking To Rear With Double Gates To Garden
- Beautifully Presented South Facing Establish Rear Garden Benefitting From Great Levels Of Privacy
- Split Level Manicured Lawns With Patio Seating Areas
- Barbecue & Firepit Area With Fixed Seating
- Stylishly Planted Mature Borders
- Double Gated Access To Rear With Patio/Vehicle Hard Standing Accessed Via Halfpenny Lane
- Timber Storage Shed

EPC Rating: D

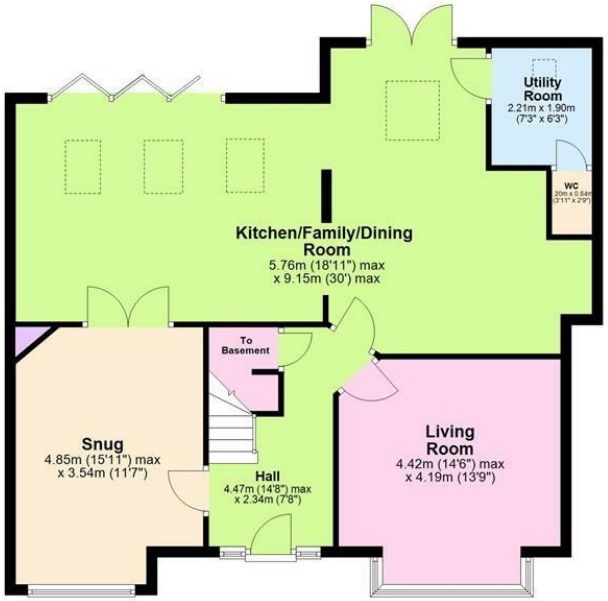
Basement
Approx. 7.0 sq. metres (75.1 sq. feet)



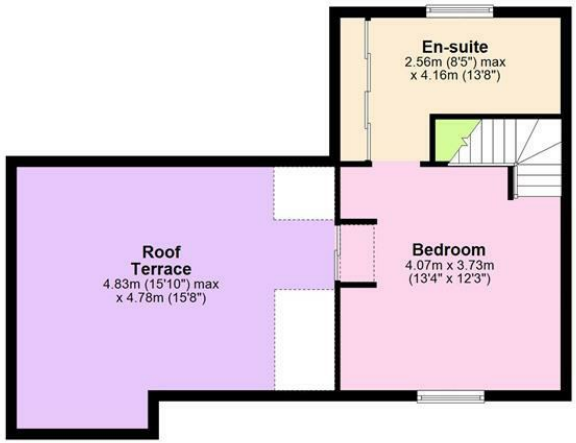
First Floor
Approx. 57.7 sq. metres (620.7 sq. feet)



Ground Floor
Approx. 97.0 sq. metres (1044.4 sq. feet)



Second Floor
Approx. 60.5 sq. metres (650.7 sq. feet)



Total area: approx. 222.1 sq. metres (2391.0 sq. feet)

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