



Cherry Orchard,
Lichfield, WS14 9AF

Offers in the Region Of £695,000

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Welcome to Cherry Orchard, a highly desirable road in Lichfield within close proximity of King Edward VI School. This beautifully extended three/four-bedroom home offers a perfect blend of modern living and spacious design, ideal for families and those looking to upsize. Set in a sought-after residential area, the property boasts generous living accommodation, including a bright and airy open-plan kitchen, dining, and family space to the rear.

Flooded with natural light through large bi-fold doors and lantern skylights this area creates a seamless connection between indoor and outdoor living, perfect for entertaining or relaxing with family. This area also features porcelain tiled flooring with under-floor heating. Off the kitchen is a separate utility room/spice kitchen with outside access. The ground floor also benefits from a welcoming entrance hallway and a comfortable separate living room, providing a versatile layout to suit modern lifestyles. In addition, a second reception room, currently used as a ground floor bedroom, has a luxuriously refitted shower room adjacent. A stylish staircase with glass balustrade leads upstairs where you will find three well-proportioned bedrooms and a stylish family bathroom. The main bedroom has a vaulted ceiling, Juliet balcony and an en-suite shower room. Each double bedroom offers ample space and flexibility for growing families, home working, or guest accommodation.

Externally, the home features a well-maintained rear garden with porcelain tiled patio and lawn areas, ideal for outdoor dining and enjoying the warmer months. To the front, there is a gated driveway providing ample off-road parking.

The property is within easy reach of excellent local schools, a variety of amenities and excellent transport links with Lichfield City Train Station only minutes walk away, making it a highly desirable location for commuters and families alike.

Call Paul Carr Lichfield Office for more information or to arrange an appointment to view!



Property Specification



Substantially Extended & Immaculately Presented Family Home
Impressive Kitchen Living Area with Lantern Skylights & Bi-Fold Doors
Four Bedrooms & Three Bathrooms
Beautiful Private Rear Garden

Entrance Hall

Lounge

4.91m (16'1") x 2.38m (7'10")

Office/Playroom

4.82m (15'10") x 3.06m (10'1")

Shower Room

Kitchen/Dining/Living Room
9.16m (30'1") x 5.63m (18'6")

Utility

3.25m (10'8") x 2.37m (7'9")

Landing

En-suite

Bedroom 1

4.35m (14'3") x 3.56m (11'8")

Bedroom 2

4.63m (15'2") x 3.48m (11'5")

Bedroom 3

3.41m (11'2") x 2.67m (8'9")

Bathroom



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: 25th April 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

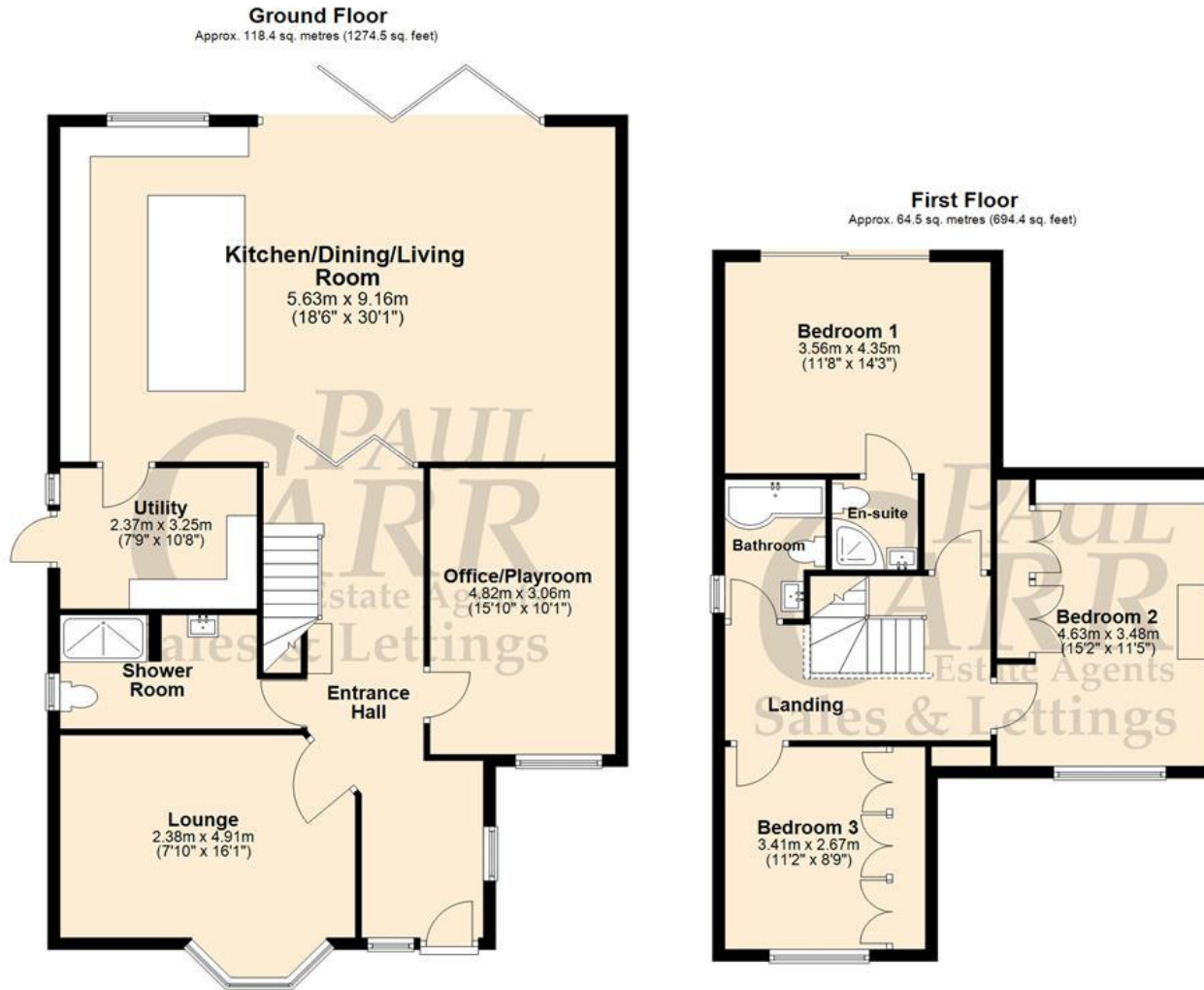
Council tax band: D

Tenure: Freehold

Other Charges: boarded/ladder

Floor Plan

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



Total area: approx. 182.9 sq. metres (1968.9 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Map Location

