



9 | MANOR RISE | LICHFIELD | STAFFORDSHIRE | WS14 9SL

Downes
&
Daughters
ESTATE AGENCY



9

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£695,000

Downes & Daughters is delighted to offer for sale this thoroughly impressive, extended and improved, four bedroom family home occupying an impressive elevated plot in this quiet cul-de-sac section on one of Boley Park's most desirable addresses. Falling within the King Edward's catchment area and within easy reach of the City Centre and only 0.4 miles from Lichfield City Station, this delightful home boasts 1,591 square feet of wonderfully stylishly interiors designed with a contemporary yet flexible layout. The wonderfully bright ground floor has Porcelanosa tiling throughout and comprises: An entrance hallway with plentiful storage, guest cloakroom, living room with bi-fold doors opening to a striking sitting room and study with vaulted ceiling and access to the rear garden. The showpiece kitchen dining and family room is undoubtedly the social hub of the property, a second sitting room has played numerous roles over the years including a gaming room and home office and the utility and guest cloakrooms complete the ground floor.

The first floor then boasts a landing with airing cupboard, principal bedroom with impressive amounts of fitted wardrobes and an en suite shower room, and the three further bedrooms, two of which also having fitted wardrobes, share the luxury family bathroom. Outside the desirable elevated plot has an attractive approach with a neat lawned front garden and extensive, beautifully finished, block paved driveway. The single garage has an electric door and personnel door to the gated side access and the stylishly landscaped south east facing rear garden benefits from wonderful levels of privacy with an attractive mix of lawn, patio seating areas and manicured borders.

Don't miss the opportunity to make this house your own and enjoy the best of what Lichfield has to offer. Book a viewing today and step into your future home at Manor Rise.



GROUND FLOOR

- Entrance Hallway With Fitted Storage
- Living Room With Bi-Fold Doors Opening To...
- Striking Sitting Room & Home Working Space With Vaulted Ceiling & Double Doors To Garden
- Showpiece Open Plan Kitchen Dining & Family Living Space With Access To Rear Garden
- Family / Gaming Room
- Guest Cloakroom
- Utility Room With Door To Side Return





FIRST FLOOR

- Landing With Airing Cupboard
- Principal Bedroom With Two Sets Of Fitted Wardrobes
- En Suite Shower Room
- Bedroom Two With Fitted Wardrobes
- Bedroom Three With Fitted Wardrobes
- Bedroom Four
- Luxury Family Bathroom







WHY WE LOVE THIS HOUSE...

"We have loved raising our family here because of the great location and safe distance to the children's schools and city center, as well as the fantastic community in Manor Rise".





OUTSIDE

- Impressive Elevated Plot
- Extensive Block Paved Private Driveway
- Manicured Lawned Front Garden
- Wonderfully Private Established South East Facing Rear Garden
- Shaped Lawn & A Number Of Secluded Patio Seating Areas
- Stylishly Planted & Well Maintained Borders
- Side Storage Area With Gated Access To Front







Approximate total area⁽¹⁾

1591 ft²

148 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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