



79a Birmingham Road.

Lichfield WS13 6PG

Downes & Daughters
ESTATE AGENCY

79a Birmingham Road, Lichfield WS13 6PG £470,000

A wonderful opportunity to acquire an impossibly stylish Victorian gem, with the rare benefit of 'side by side' parking for two cars, on this highly desirable section of Birmingham Road. Believed to date back to 1890, in a central location only a short walk from Lichfield's City Centre and 0.2 miles from Lichfield City Station, this impressive family home is flawlessly presented, extends to 1,332 square feet and boasts a tasteful blend of original features and some more modern design twists. Arranged over three floors with a useful cellar for storage, the ground floor is as wonderfully opulent as you would expect a Victorian City Centre residence to be with a welcoming hallway perfectly showcasing the high ceilings that are prevalent throughout the property, a striking living room with log burner and oak floor opening to a dining room with doors to the rear garden. The kitchen boasts shaker style units and a quartz worksurface and leads through to a rear hallway providing the perfect utility space and guest cloakroom. The first floor is equally impressive with the most elegant gallery landing with open play or study space, a principal bedroom with fitted wardrobes and a study or dressing room which was an en suite shower room in a previous life, two further bedrooms and a spacious family bathroom. Externally there is a block paved private driveway and a low maintenance rear garden with gated rear access.

Viewing really is essential to fully appreciate the character and charm of this delightful home and its exceptional presentation.

GROUND FLOOR

Entrance Hallway*** With Attractive Herringbone Flooring • Stylish Living Room With Log Burner & Oak Flooring Opening In To... • Dining Room With Doors To The Rear Garden • Attractive Kitchen With Shaker Style Units & Quartz Worksurface • Rear Hallway & Utility With Door To Garden • Guest Cloakroom *** (stairs lead down to a useful cellar used for storage)

FIRST FLOOR

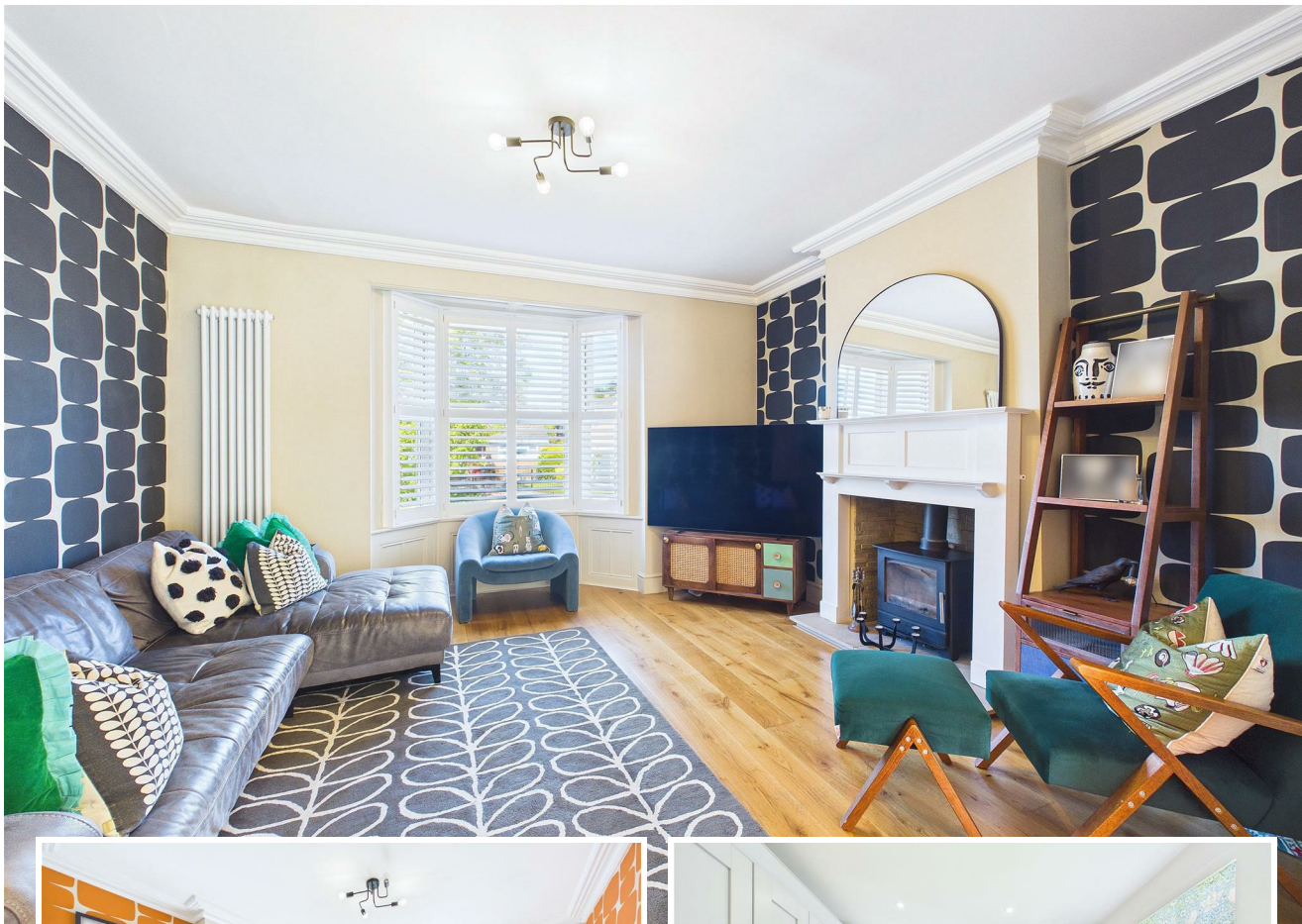
Elegant Gallery Landing With Play Or Study Space (access to good loft space) • Principal Bedroom With Fitted Wardrobes • Attractive Study/Dressing Room (formerly en suite shower with plumbing still in place) • Bedroom Two With Fitted Wardrobe • Bedroom Three • Spacious Family Bathroom

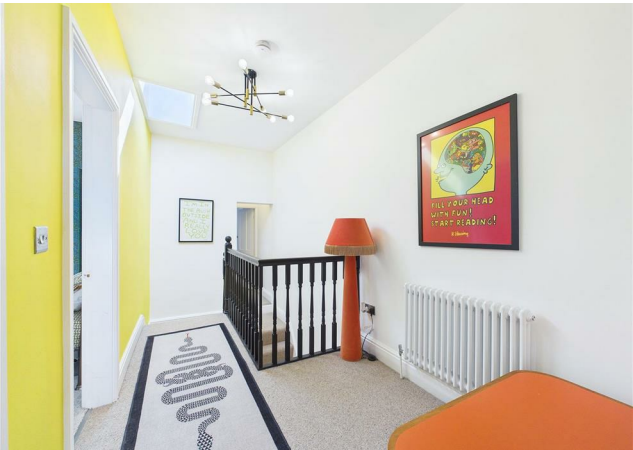
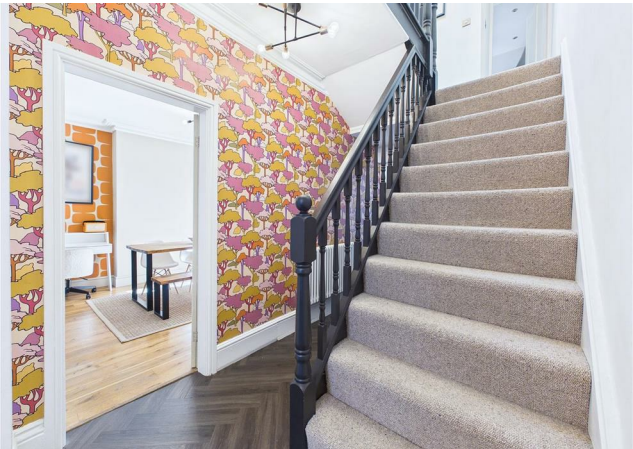
OUTSIDE

Private Block Paved Driveway Providing 'Side By Side' Parking For Two Cars • Shared Side Access & Rear Gate To Garden • Low Maintenance Courtyard Garden With Artificial Lawn & Patio Seating Area

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band D • All Mains Services • Fibre Broadband Available • Lichfield City Station 0.2 Miles Away







Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾
1332 ft²
123.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		62
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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