

Ivanhoe Road

Lichfield, WS14 9AY

John German





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Offers Over £400,000

A characterful Victorian family home boasting a wealth of character and charm nestled in a desirable location within walking distance of Lichfield city centre and railway station.



This attractive three-bedroom family home boasts a wealth of character and charm throughout and offers exceptional presentation across every floor, enjoying a sought after location being just a five minute walk from Lichfield city centre and railway station. The cathedral city of Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston, and many more. Nearby road links include the A51, A38 and M6 Toll road.

The accommodation is set across three floors and is tastefully appointed and decorated throughout. The ground floor has been vastly improved and extended and now offers separate living and dining rooms, a modern refitted kitchen and utility/guest WC, the first floor is home to bedrooms two and three as well as the modern family bathroom, whilst the second floor is dedicated entirely to an impeccable master bedroom, with contemporary fitted wardrobes and high vaulted ceilings. Outside the property certainly doesn't disappoint with a particularly generous plot featuring an extensive, south-facing landscaped garden with vehicular gates opening to the rear, offering the significant possibility of creating a useful and secure parking area if needed.

Internally the home comprises; A newly fitted composite entrance door opens into the superbly presented and characterful living room fitted with beautiful solid wood flooring, two radiators and a front facing UPVC double glazed bay window with made to measure fitted shutters. There are also recessed ceiling spotlights, bespoke fitted units, a chimney breast housing the cast iron gas fire set on a slate hearth. There is a door opening into the second fabulous reception room fitted with the same beautiful solid wood flooring, a radiator and a rear facing UPVC double glazed sash window with made to measure fitted shutters. There are recessed ceiling spotlights, a built in storage cupboard, a range of shelving and storage units, along with a door opening to the stairs rising to the first floor landing.

An opening gives access to the modern re-fitted kitchen that has a contemporary range of matching wall and base units with a one and a half bowl stainless steel sink with chrome mixer tap set into laminate wooden effect work surfaces along with a tiled splashback. There are a range of integrated appliances, including a Bosch dishwasher and an oven with four ring gas hob and extractor hood above plus space for a tall refrigerator/freezer. The kitchen benefits from modern tiled flooring (with under-floor heating) and spotlights to the ceiling.

Leading through from the kitchen, the rear access is fitted with the same high quality tiled flooring, a good size built in storage cupboard, a door into the guest WC/utility and a side facing door leading out to the garden.

The utility/guest WC is fitted with a low level flush WC and an integrated wash hand basin with chrome mixer tap. There is also a work surface with matching base cabinets and wall units whilst also housing space for two further appliances. The room is fitted with a radiator and a side facing UPVC double glazed window.

Upstairs on the first-floor landing there are doors off to the two bedrooms, a modern family bathroom and stairs rising to the second floor. There is a spacious double bedroom with carpeted flooring, ceiling light point, and a front facing UPVC double glazed sash window with made to measure fitted shutters. Bedroom three is a single bedroom ideal as a single bedroom or home office and fitted with a radiator and a front facing UPVC double glazed window with made to measure fitted shutters.

Completing the first floor is the modern family bathroom is fitted with a contemporary four piece suite, including a low level flush WC, integrated wash hand basin with chrome mixer tap, a shower enclosure with rainfall style shower and separate showerhead attachment, and a bath tub with a chrome mixer tap and separate showerhead attachment. In addition there is a wall mounted chrome heated towel rail, recessed ceiling spotlights, a rear facing UPVC double glazed sash window and wood effect tiled flooring whilst the walls are fully tiled.

Stairs then rise to the second floor where you have the delightful master bedroom fitted with a contemporary range of built in wardrobes, a radiator, rear facing double glazed skylight and side facing UPVC double glazed window with made to measure fitted shutters.



The property occupies an attractive plot, with a charming frontage featuring a gravelled bed enclosed by a low-level brick wall and a brick-paved pathway leading to the front entrance. A further brick-paved pathway runs alongside the property, providing access via a gate to the rear garden.

To the rear is an impressive, south-facing garden which has been beautifully maintained and improved with a natural stone-tiled patio immediately adjoining the property providing an ideal space for outdoor seating and entertaining, plus a further brick-paved patio situated beyond and a generous lawned garden. To the very rear of the garden is a combination of gravelled and part-concrete, part-slab-paved areas, together with a useful garden shed providing excellent additional storage. Vehicular wooden gates open onto this section of the garden, offering the potential to create a generous driveway, subject to any necessary permissions.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26082026





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

83.4 m²

896 ft²

Reduced headroom

2.9 m²

31 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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