



Walsall Road,
Lichfield, WS13 8AD

Offers in the Region Of £450,000

SUBSTANTIALLY EXTENDED & LUXURIOUSLY FINISHED FAMILY HOME LOCATED IN THE HEART OF LICHFIELD

Welcome to this stunning, extended and fully renovated period property set over three floors, plus a cellar, and featuring an impressive kitchen extension providing the perfect space for entertaining, relaxing or for families to spend time together.

Bi-fold doors open out to a generous rear garden with further potential to add a garden room or outdoor dining area.

Thoughtfully reconfigured to suit families of all ages this lovely home has been cleverly redesigned and features a front reception room ideal as a dining room or sitting room, a central hallway with a laundry area and WC designed by Howdens.

A boot room is ideal for storage and leads to the standout feature of this lovely home, an impressive 30ft kitchen extension housing a high specification fitted kitchen by Wren incorporating Quartz worktops, an AEG oven, five-ring gas hob, wine cooler and integrated fridge/freezer and dishwasher.

Skylights create plenty of natural light and bi-fold doors open out onto a landscaped patio area overlooking the generous garden.

On the first floor is the main bedroom with built-in wardrobes, bedroom four ideal as a home office and the most stunning, luxuriously finished boutique style bathroom with a double walk-in shower and double-ended bath.

The top floor offers two further bedrooms and quality shower room with rainfall shower and Velux window.

To the outside is a driveway for two cars and an EV charger.

To the rear is a generous garden with potential to landscape and create seating areas, outside dining and entertaining spaces.

This fabulous family home needs to be viewed to appreciate the space, style of accommodation and specification on offer.

Call Paul Carr Lichfield to arrange an appointment to view!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Lichfield Council.

Services Connected: Water, Drainage, Gas, Electric

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800

or via Lichfield@paulcarrestateagents.Co.Uk



Cellar
3.62m (11'11") x 3.29m (10'10")

Porch
1.41m (4'7") x 0.82m (2'8")

Dining Room
4.29m (14'1") x 3.62m (11'11")

Hallway
2.81m (9'3") x 2.37m (7'9")

WC/ Utility
2.81m (9'3") x 1.15m (3'9")

Boot Room
2.80m (9'2") x 1.36m (4'6")

Kitchen/Living Area
9.92m (32'7") x 2.80m (9'2")

Landing
3.95m (12'11") x 2.37m (7'9")

Bedroom 1
4.10m (13'5") x 3.15m (10'4")

Bathroom
3.30m (10'10") x 1.80m (5'11")

Bedroom
4 2.80m (9'2") x 2.30m (7'7")

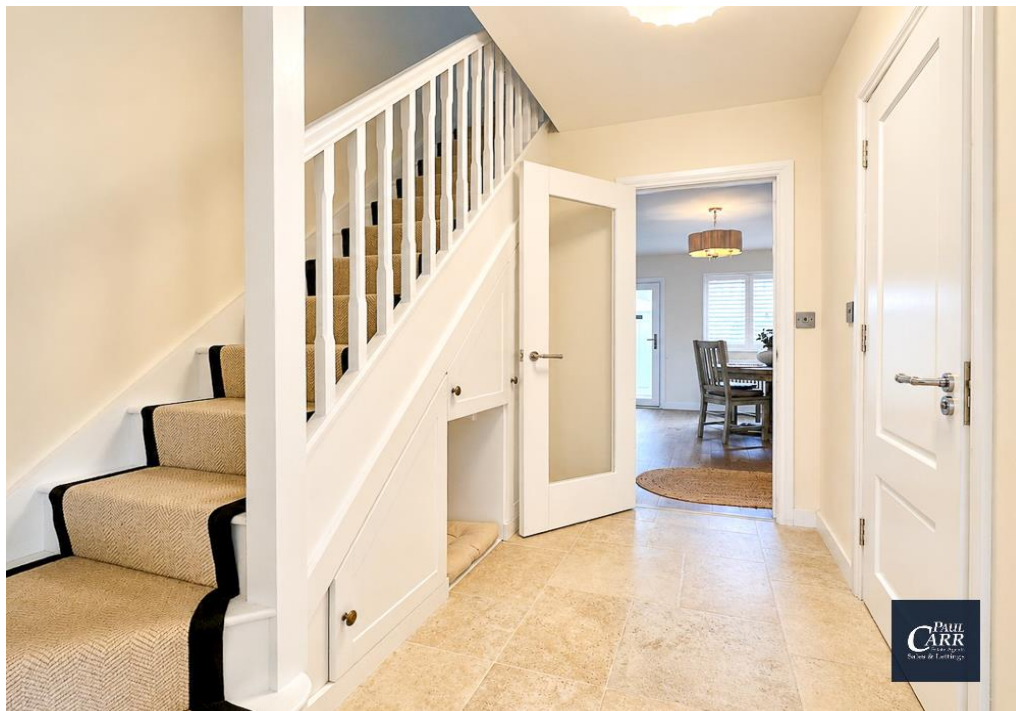
Landing
1.85m (6'1") x 1.49m (4'11")

Bedroom 2
4.10m (13'5") x 3.15m (10'4")

Shower Room
2.15m (7'1") x 1.49m (4'11")

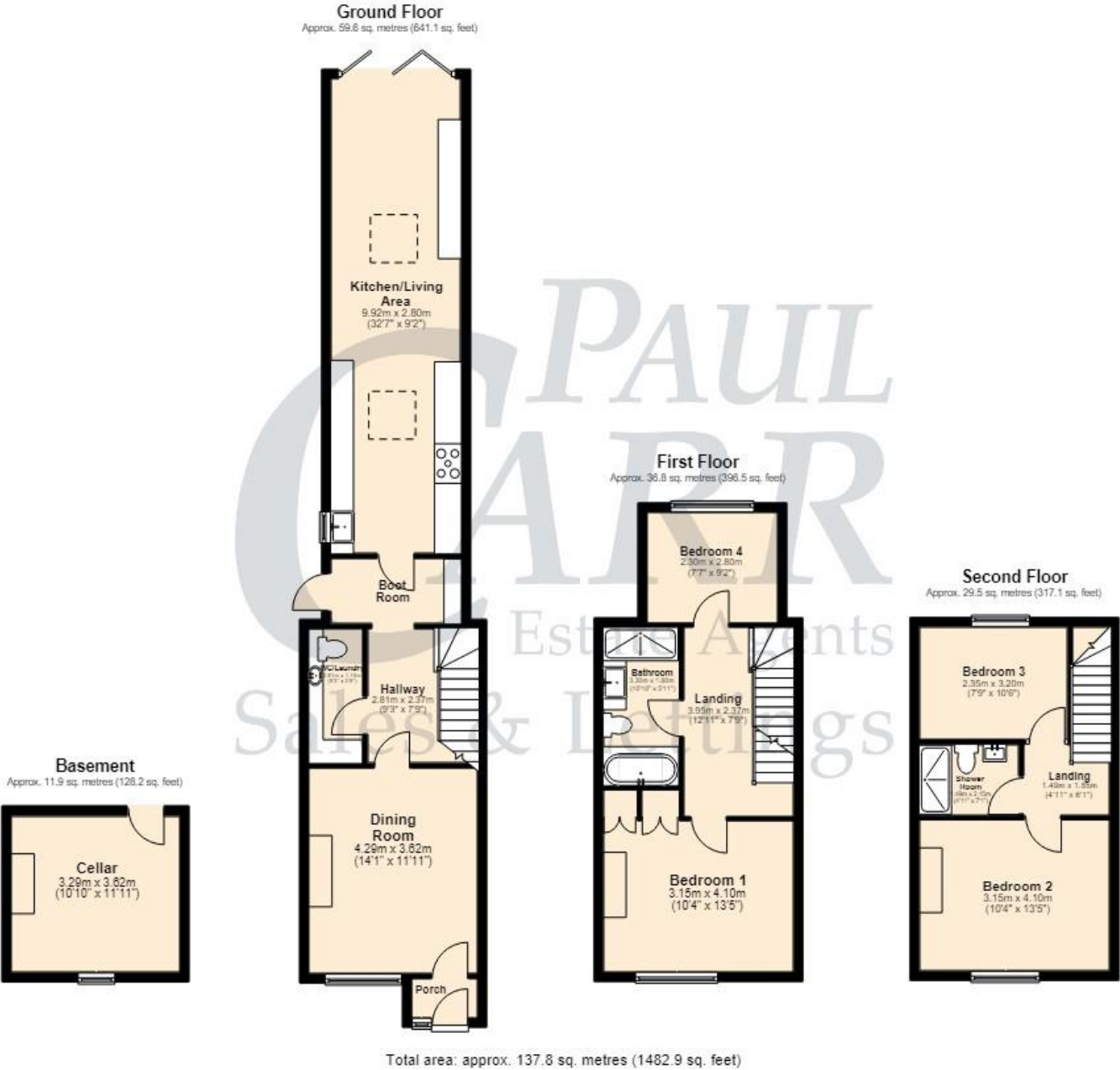
Bedroom 3
3.20m (10'6") x 2.35m (7'9")





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location









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 August 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.