



NO.40 | MANOR RISE | | STAFFORDSHIRE | WS14 9RF

Downes
&
Daughters
ESTATE AGENCY



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MANOR RISE | | STAFFORDSHIRE | WS14 9RF

£675,000

A thoroughly impressive, four bedroom, detached family home on one of Lichfield's most popular roads, at the heart of Boley Park. Moments away from three popular primary schools and King Edward VI secondary school, yet still within easy reach of the city centre and only 0.4 miles from Lichfield City Station, providing direct trains to Birmingham. This delightful home is well presented by the current owners to offer stylish interiors with an attractive blend of open plan spaces and warm cosy family areas. With the ground floor in particular, offering great flexibility. The naturally bright accommodation extends to 1,640 square feet and comprises: An entrance hallway, guest cloakroom, living room with log burner, dining room, separate play room or study, utility room and a kitchen diner with access to the rear garden.

The first floor is equally impressive with an opulent principal bedroom suite with a range of high quality fitted wardrobes and a modern en suite shower room, three further bedrooms and a luxury family bathroom. Externally there is a beautifully landscaped and wonderfully private rear garden with neat lawn and patio seating areas, a lawned front garden approach, two separate block paved private driveway areas offering parking for three cars and an EV charger, and a single integral garage.

Viewing really is essential to appreciate the exceptional nature of this stylish home and its enviable location.



GROUND FLOOR

- Entrance Hallway
- Living Room
- Dining Room
- Open Plan Kitchen Diner With Access To Rear Garden
- Utility Room With Access To Garden & Garage
- Study / Playroom
- Guest Cloakroom





FIRST FLOOR

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







WHY WE LOVE THIS HOUSE...

“This house has been the perfect family home – spacious inside and out, with a private garden and central Lichfield location.”





OUTSIDE

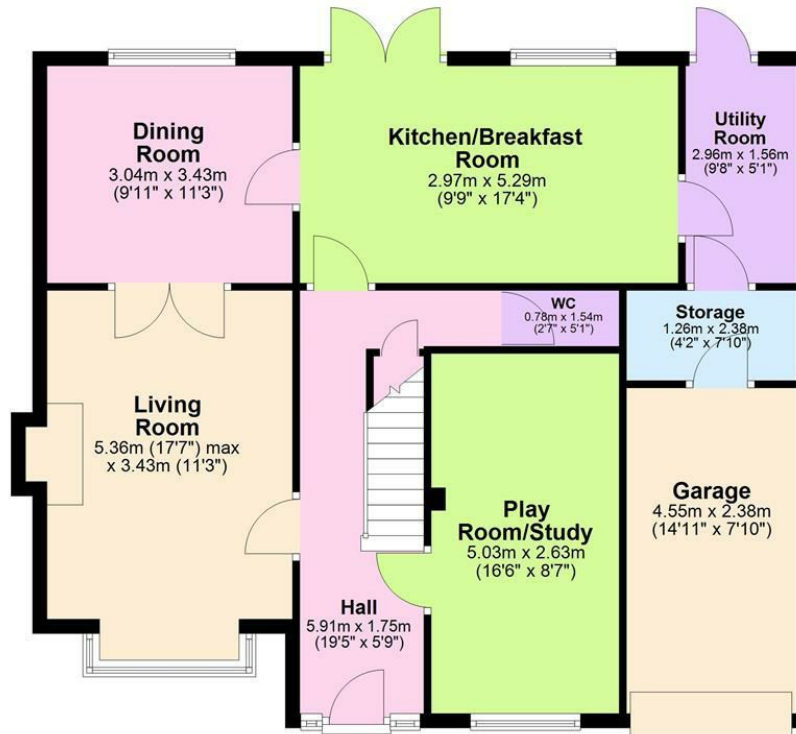
- Neat Front Lawn Approach
- Block Paved Private Driveway (also including the section opposite the house)
- Hedge Boundaries & EV Charger
- Single Integral Garage
- Wonderfully Private Lawned Rear Garden With Patio Seating Areas
- Attractive Raised Borders & Hedge & Fence Boundaries
- Gated Side Access





Ground Floor

Approx. 90.6 sq. metres (975.3 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



Total area: approx. 152.4 sq. metres (1640.0 sq. feet)

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