



Welcome to Walsall Road and this 'show home' quality, two-bedroom home located within easy reach of the centre of Lichfield and perfect for first time buyers

This beautifully presented two-bedroom property has been meticulously updated and is presented to an exceptional standard throughout. Enjoying stunning open countryside views the property is ideally situated in a desirable location in Lichfield, within easy reach of local amenities and a short walk into Beacon Park and the centre of Lichfield.

This stylish property combines contemporary living with a peaceful semi-rural outlook, while benefiting from easy access to local shops, schools and amenities.

From the moment you step inside, the quality and attention to detail are immediately apparent.

The accommodation is immaculately presented throughout and offers a superb turn-key opportunity for a buyer looking for a home ready to move into.

The quality fitted kitchen is both attractive and practical, featuring a range of shaker-style units, contrasting work surfaces, integrated appliances and excellent storage.

The stylish lounge provides a comfortable and welcoming living space and a conservatory is a particular highlight, creating an additional versatile reception space overlooking the garden.

Upstairs are two well-proportioned bedrooms, both include cleverly designed storage solutions and the rear bedroom, which would make the ideal work from home space, enjoys views across open fields.

The contemporary style bathroom features a bath with shower over and a vanity sink unit. On the landing is a large loft access hatch and a pull down ladder gives access to the boarded loft space featuring shelving for storage.

Outside, the property benefits from a beautifully landscaped and private rear garden, featuring a central lawn, paved and gravelled areas, established borders and a dedicated seating area – perfect for entertaining or relaxing during the warmer months.

There is also private parking at the rear and driveway parking to the front.

One of the property's most appealing features is its position overlooking open countryside, providing a wonderful sense of space and an attractive outlook that is rarely found with properties of this type

Do not miss your chance to view this exceptional property, call Paul Carr Lichfield today!

Tenure: We can confirm the property is Freehold.

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

Services Connected: Water, Drainage, Electric.

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800
or via lichfield@paulcarrestateagents.co.uk



Hall

Living Room

4.39m (14'5") max x 2.85m (9'4")

Kitchen

3.85m (12'8") x 2.44m (8')

Conservatory

5.29m (17'4") x 2.25m (7'5")

Cupboard

1.65m (5'5") x 0.90m (3')

Landing

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

Bedroom 1

3.17m (10'5") max x 2.76m (9'1")

Bedroom 2

3.36m (11') x 2.20m (7'3") max

Bathroom

2.49m (8'2") x 1.55m (5'1")

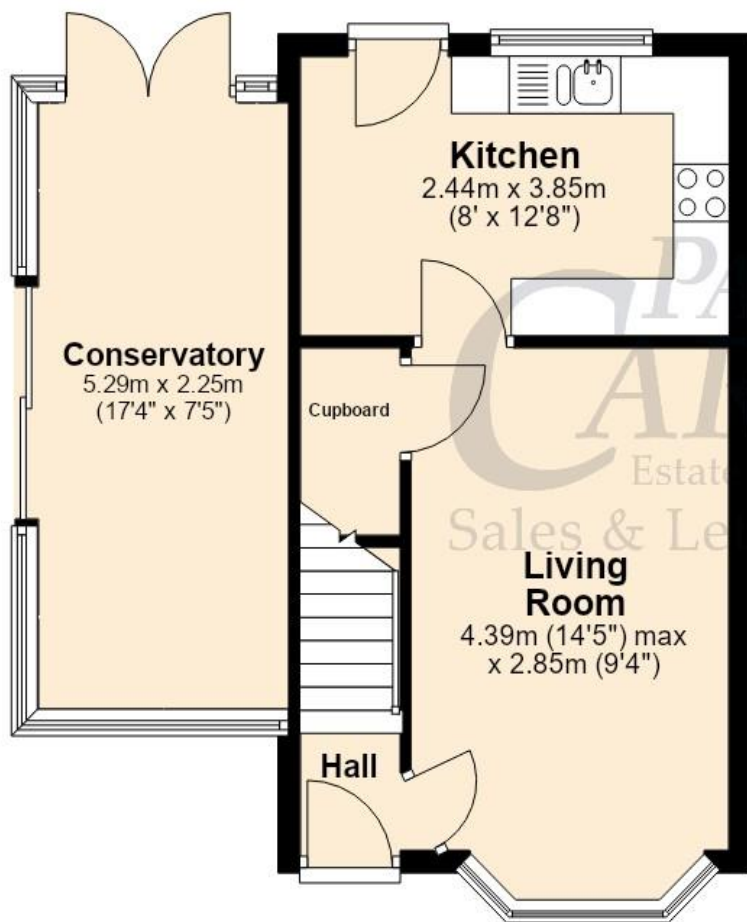




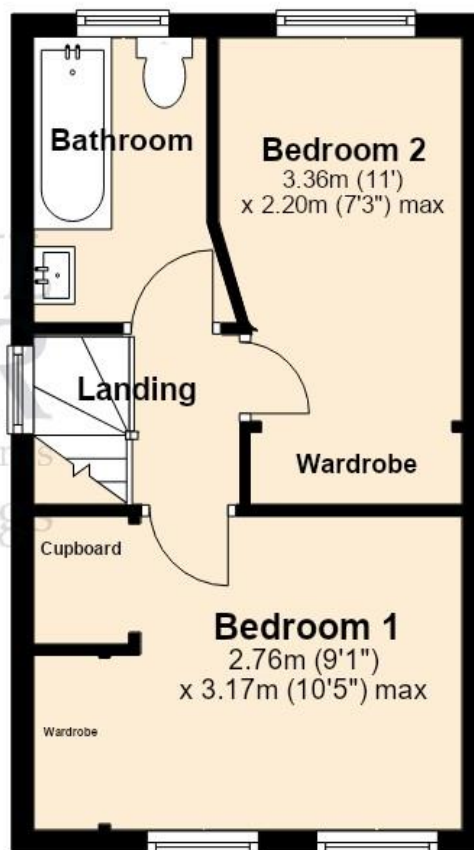
Floor Plan

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

Ground Floor



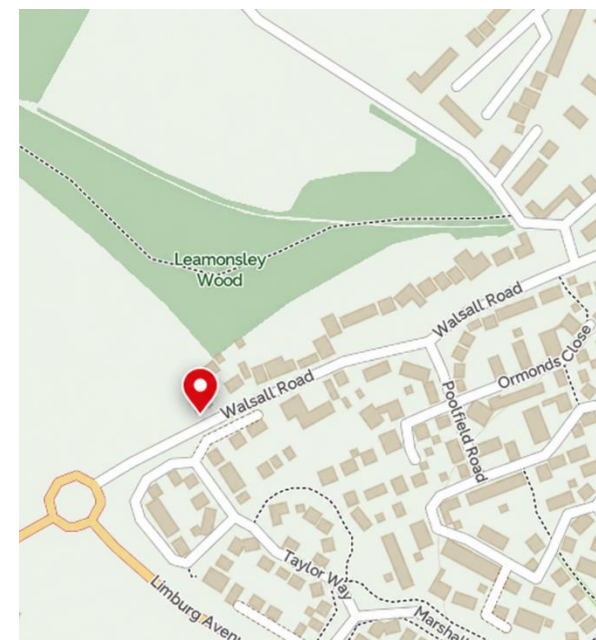
First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Map Location







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: 12th October 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 £47.50 + VAT (£57 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.