



14 | LONDON ROAD | LICHFIELD | STAFFORDSHIRE | WS14 9EJ

Downes
&
Daughters
ESTATE AGENCY



14

LONDON ROAD | LICHFIELD | STAFFORDSHIRE | WS14 9EJ

OFFERS OVER £995,000

A unique opportunity to purchase a late Victorian delight occupying an impressive 0.23 of an acre plot, with a south west facing rear garden, in an enviable position on one of Lichfield's premier addresses. Built in the early 20th Century and now falling within the King Edward's catchment area, this delightful, and rather grand, family home has been lovingly restored and extended, preserving many of the original period features and blending them with some more contemporary twists. The impressive three storey dwelling redefines the accommodation previously expected from a property of this nature, with the rare benefit of a tandem garage and plentiful off street parking. Viewing is essential to fully appreciate the true extent of the 3,076 square feet of accommodation. The extensive and flexible layout impresses at every turn. The elegant hallway with original Minton tiled floor gives access to the useful cellar, a formal living room and separate playroom before opening in to a most impressive and sociable kitchen diner and family room with double doors opening to the rear garden. The ground floor is then completed by the more functional side lobby and guest cloakroom.

The upper floors are equally impressive with elegant landings, an opulent principal bedroom with en suite shower room and dressing room on the second floor which also boasts a second bedroom suite with shower room and then three further bedrooms served by a luxury family bathroom on the first floor. Externally there is the rare benefit of a tandem garage, extensive private driveway parking and a tastefully landscaped formal garden drenched with sun from the south westerly aspect and benefitting from great levels of privacy.

Viewing really is essential to fully appreciate the thoroughly impressive nature and abundant charm of this delightful family home which has been finished to an exacting standard by the current owners.



GROUND FLOOR

- Spacious Entrance Hallway With Minton Tiled Floor & Access To Cellar
- Guest Cloakroom
- Living Room With Original Fireplace
- Playroom With Log Burner & Fitted Storage
- Striking High Quality Open Plan Kitchen Dining & Living Space With Oak Parquet Floor, Large Island & Log Burner Flooded With Natural Light From Eight Velux Windows & Two Sets Of Double Doors To Garden
- Side Lobby With Access To Driveway & Door To Garage





FIRST FLOOR

- Elegant Landing
- Bedroom Two (fitted wardrobes)
- Bedroom Three (fitted wardrobes)
- Bedroom Four (fitted wardrobes)
- Luxury Family Bathroom

SECOND FLOOR

- Landing
- Principal Bedroom With Dressing Room
- En Suite Shower Room
- Bedroom Five
- En Suite Shower Room







WHY WE LOVE THIS HOUSE...

"We love this home because it's provided the most magical start to life for our three daughters. It's the most incredible, warm, spacious and Private family Home that's perfectly located for walking to schools, the city centre and the train station".





OUTSIDE

- Extensive Gated Private Driveway
- Stylish Approach With Dwarf Wall & Neat Boundary Hedging
- Tandem Garage
- Impressive Landscaped South West Facing Rear Garden
- Large Patio Seating Area
- Neat Lawn
- Stylish Established Borders
- Children's Play Area







5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk

Downes & Daughters Ltd. wishes to emphasize that all property particulars do not constitute part of an offer or a contract. All statements contained herein are made without responsibility on the part of Downes & Daughters. They are not to be relied on as statements or representation of fact and intending purchasers must satisfy themselves by inspection or other wise as to the correctness of each of the statements contained on these particulars including room measurements. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



Not All Agents Are Equal...