





Talk about the best of both worlds... This beautiful character property has been thoroughly modernised and extended throughout to create the ideal family home to meet the needs of a variety of living requirements. Situated in Lichfield City Centre, this stunning home really is in a fantastic position, within walking distance of all popular amenities across the city, sought after local schooling, and transport links.

Approached via a newly paved driveway with an attractive gated side entrance, this home offers beautiful kerb appeal with delightful brickwork and brand-new flush-style double glazing. Though the first impressions are delightful, nothing will prepare you for the stunning refurbishment inside. The current owners have kept the original front door and stained glass above to keep the character of the property, which opens into a bright entrance hallway leading into two reception rooms.

The lounge on the left has a cosy feel with new luxury carpet, providing ample space for a relaxing living room, or potential for a ground floor study or bedroom. This room also features a store cupboard underneath the stairs which provides access to the cellar underneath this property. On the right is another reception room with further versatile usage, featuring the same high-end tiled flooring which flows throughout the ground floor of this property. The ground floor also benefits from underfloor heating powered by the boiler, which stretches throughout the entire floor space.

The rear of the property really is a 'wow factor'. The current owners have extended the back to create a vast open plan kitchen/diner/living space, which features a high-end fitted kitchen with built-in appliances, a large central island, and both bi-fold and French doors out to a breathtaking patio and rear garden. Off the open plan space is access to a separate spice kitchen/utility area, with further access to a ground floor shower room, making this home extremely versatile.

Upstairs off the landing are four double bedrooms and a generously sized, newly fitted, family bathroom. All four bedrooms boasts ample space for a growing family, and the main bedroom has a private ensuite shower room.

Outside is another 'wow factor'... A huge South Facing rear garden, with an immaculately presented large patio area, and a step down to a vast healthy lawn. This outdoor space is fantastic for families and provides ample space for further construction/storage if needed.

Tenure: Freehold  
Council Tax Band: F





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**Entrance Hall**  
5' 1" x 3' 4" (1.54m x 1.02m)

**Lounge**  
17' 0" x 10' 9" (5.18m x 3.28m)

**Sitting Room**  
15' 11" x 10' 10" (4.85m x 3.30m)

**Kitchen/Diner**  
17' 7" x 16' 2" (5.35m x 4.94m)

**Open Plan Family Room**  
24' 9" x 12' 4" (7.55m x 3.76m)

**Spice Kitchen/Utility**  
10' 10" x 5' 10" (3.31m x 1.78m)

**Downstairs Shower Room**  
6' 3" x 5' 1" (1.90m x 1.56m)

**Bedroom One**  
13' 1" x 11' 0" (3.99m x 3.35m)

**En-Suite**  
5' 11" x 3' 10" (1.81m x 1.18m)

**Bedroom Two**  
12' 11" x 10' 10" (3.93m x 3.29m)

**Bedroom Three**  
11' 3" x 9' 9" (3.43m x 2.98m)

**Bedroom Four**  
16' 2" x 7' 9" (4.93m x 2.36m)

**Bathroom**  
9' 1" x 6' 8" (2.78m x 2.03m)



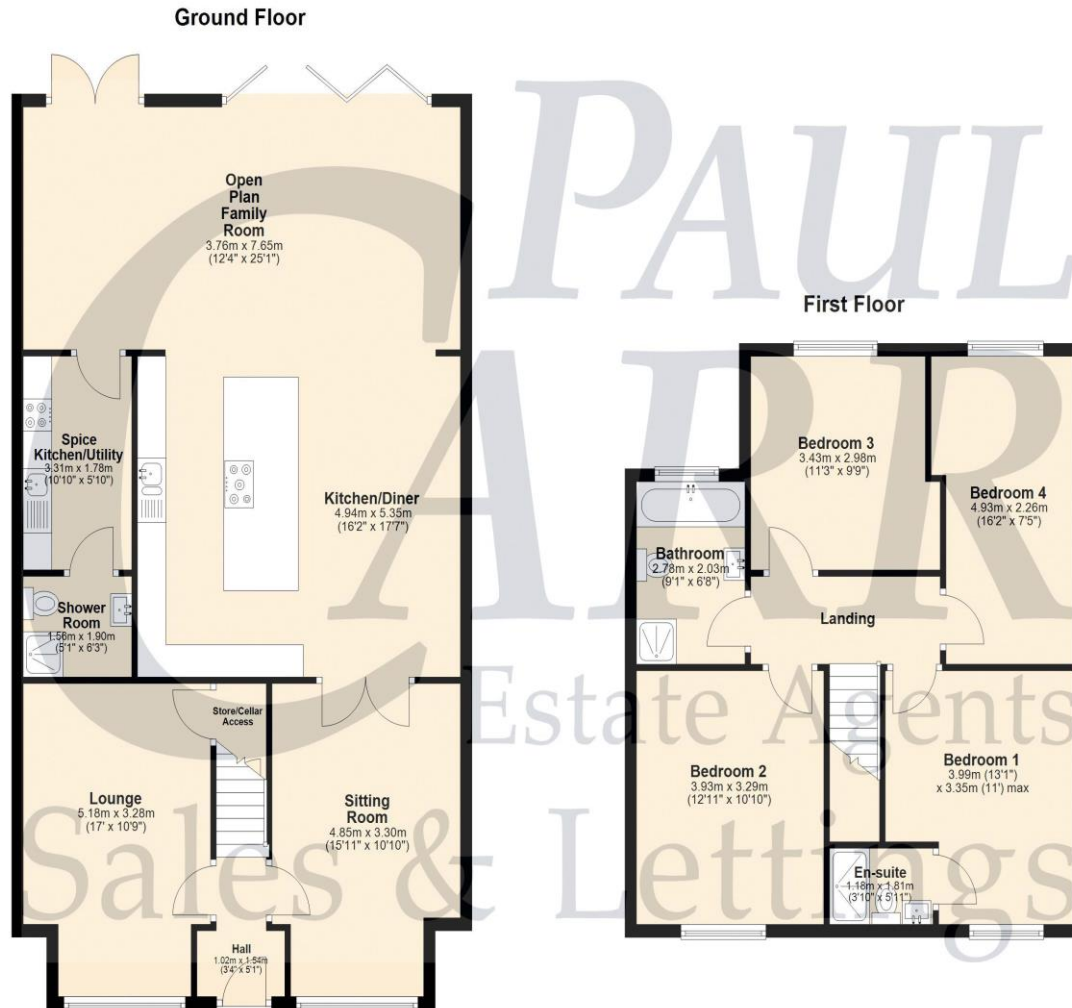






# Floor Plan

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

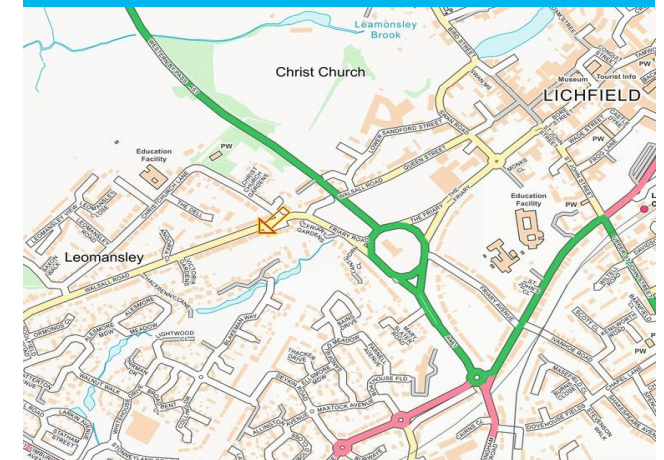


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Plan produced using PlanUp.

## Energy Performance Rating

New Listing -  
Awaiting EPC

## Map Location















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