



Walnut Walk,
Lichfield, WS13 8FA

Offers in the Region Of £650,000

IMPRESSIVELY EXTENDED FIVE BEDROOM HOME WITH A 'WOW FACTOR' KITCHEN/DINER

This stunningly presented & extended five bedroom detached home is situated on Walnut Walk, off Walsall Road in central Lichfield. Within close distance of highly rated local schooling, transport links, and the popular amenities Lichfield City has to offer, this property is ideal for any families searching in the area.

Approached via stunning curb appeal tucked away from the main road, this deceptively spacious home consists of a large welcoming entrance hallway with guest W.C, flowing into a bright reception room on the left, and a modern fitted kitchen/diner on the right. The charming living room benefits from ample natural light with French doors out to the rear patio area in the garden, and provides a wonderful space for relaxation.

The 'WOW factor' open plan kitchen/diner really is the hub of this home. Complimented by a modern fitted kitchen with tasteful design, fitted appliances, a separate utility room, a bright extended social area with ample entertainment space throughout, a large wall window and lantern window, with bi-fold doors overlooking the immaculate rear garden.

To the first floor are three great size bedrooms, the fifth currently used as a study, plus bedrooms one and two which both offer fitted wardrobes and en-suite bath/shower rooms. The second floor consists of two extremely spacious bedrooms, both with fitted wardrobes, and a main family sized bathroom.

Outside is a wonderfully kept rear garden, with an attractive social patio area and steps down to a neatly maintained lawn, with private fenced enclosure and a door into the external double garage with driveway in front.

Tenure: Freehold
Council Tax Band: F



PAUL CARR
Local Agents
Sales & Lettings

GROUND FLOOR

Hallway 19' 5" x 6' 10" (5.91m x 2.09m)

Lounge 19' 5" x 11' 3" (5.92m x 3.44m)

Open Plan Kitchen/Diner/Social Space
27' 7" x 17' 1" (8.40m x 5.21m max)

Utility Room 8' 11" x 6' 0" (2.73m x 1.83m)

Downstairs W.C. 5' 10" x 2' 11" (1.78m x 0.90m)

External Double Garage 18' 3" x 16' 4" (5.56m x 4.99m)

FIRST FLOOR

Bedroom One 12' 2" x 10' 6" (3.70m x 3.20m)

En-Suite 10' 5" x 5' 1" (3.18m x 1.55m)

Bedroom Two 11' 7" x 11' 4" (3.54m x 3.46m)

En-Suite 7' 5" x 5' 7" (2.26m x 1.71m)

Bedroom Five 7' 7" x 6' 11" (2.31m x 2.10m)

SECOND FLOOR

Bedroom Three 19' 6" x 10' 7" (5.95m x 3.22m)

Bedroom Four 19' 6" x 11' 3" (5.95m x 3.44m)

Bathroom 10' 10" x 6' 9" (3.31m x 2.07m)







Floor Plan

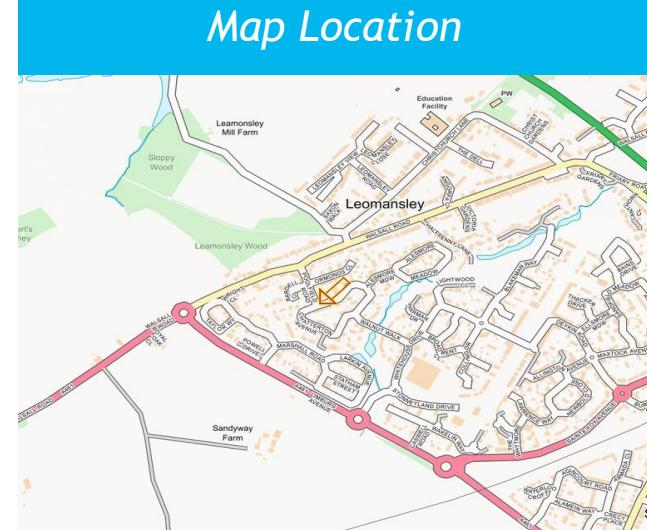
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E	53 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: August 2024