



Birmingham Road,
Lichfield, WS13 6PG

£470,000

Lichfield

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We are delighted to offer for sale this beautiful Victorian home on Birmingham Road in central Lichfield. This delightful property has been incredibly well maintained and decorated by the current owners, boasting a unique touch of character and style, with attractive high ceilings throughout.

Situated in a central position within Lichfield City Centre, this property is within close reach of sought after popular amenities across the city, as well as desirable local schooling, and transport links including Lichfield City Station connecting to Lichfield Trent Valley, which travels to Birmingham and London.

Approached via beautiful kerb appeal with a paved driveway, this home has a shared side access providing space to store bins and a private gated access to the garden. Internally you are greeted by a huge open hallway with wonderful high ceilings, featuring an impressive staircase with access to a cellar underneath.

Off the hallway are two doors into an open lounge/dining area, a personal favourite of ours, providing fantastic space for entertainment with friends and family. These reception rooms feature a stunning bay window, French doors into the garden, a feature fireplace and real wooden flooring throughout.

There is a modern kitchen to the rear of the property with fitted appliances and two windows overlooking the garden, with a separate handy utility room with a guest W.C and further outdoor access.

Upstairs is a surprisingly spacious landing, large enough to have a seating area, with access to three bedrooms and a main family bathroom. Both the main bedroom and second bedroom feature fitted wardrobes, and the main bedroom further benefits from a walk-in wardrobe with potential to create an en-suite. The landing also features the main loft hatch, which is accessible with ladders built-in, leading into a spacious loft with ample storage room.

Outside is charming rear garden with attractive patio tiles and high spec artificial lawn, plus gated access at the rear leading around the property to the front.



Property Specification



Beautiful Victorian Home in Central Lichfield
Wonderful Character Throughout
Spacious Hallway with Attractive Front Door and Flooring
Stunning Open Lounge/Dining Area with
Attractive Bay Window
Modern Kitchen to Rear



Hallway 24' 5" x 6' 9" (7.43m x 2.05m)

Living Area 14' 1" x 12' 4" (4.29m x 3.75m)

Dining Area 12' 3" x 11' 8" (3.73m x 3.55m)

Kitchen 14' 1" x 8' 10" (4.29m x 2.70m)

Utility 9' 7" x 6' 10" (2.92m x 2.09m)

Downstairs W.C. 4' 7" x 1' 11" (1.39m x 0.58m)

Cellar 18' 9" x 12' 2" (5.71m x 3.71m)

Bedroom One 12' 3" x 11' 9" (3.74m x 3.57m)

Walk-in Wardrobe 6' 6" x 6' 2" (1.98m x 1.89m)

Bedroom Two 12' 4" x 11' 9" (3.77m x 3.57m)

Bedroom Three 9' 1" x 6' 8" (2.77m x 2.02m)

Bathroom 9' 11" x 8' 11" (3.01m x 2.72m)



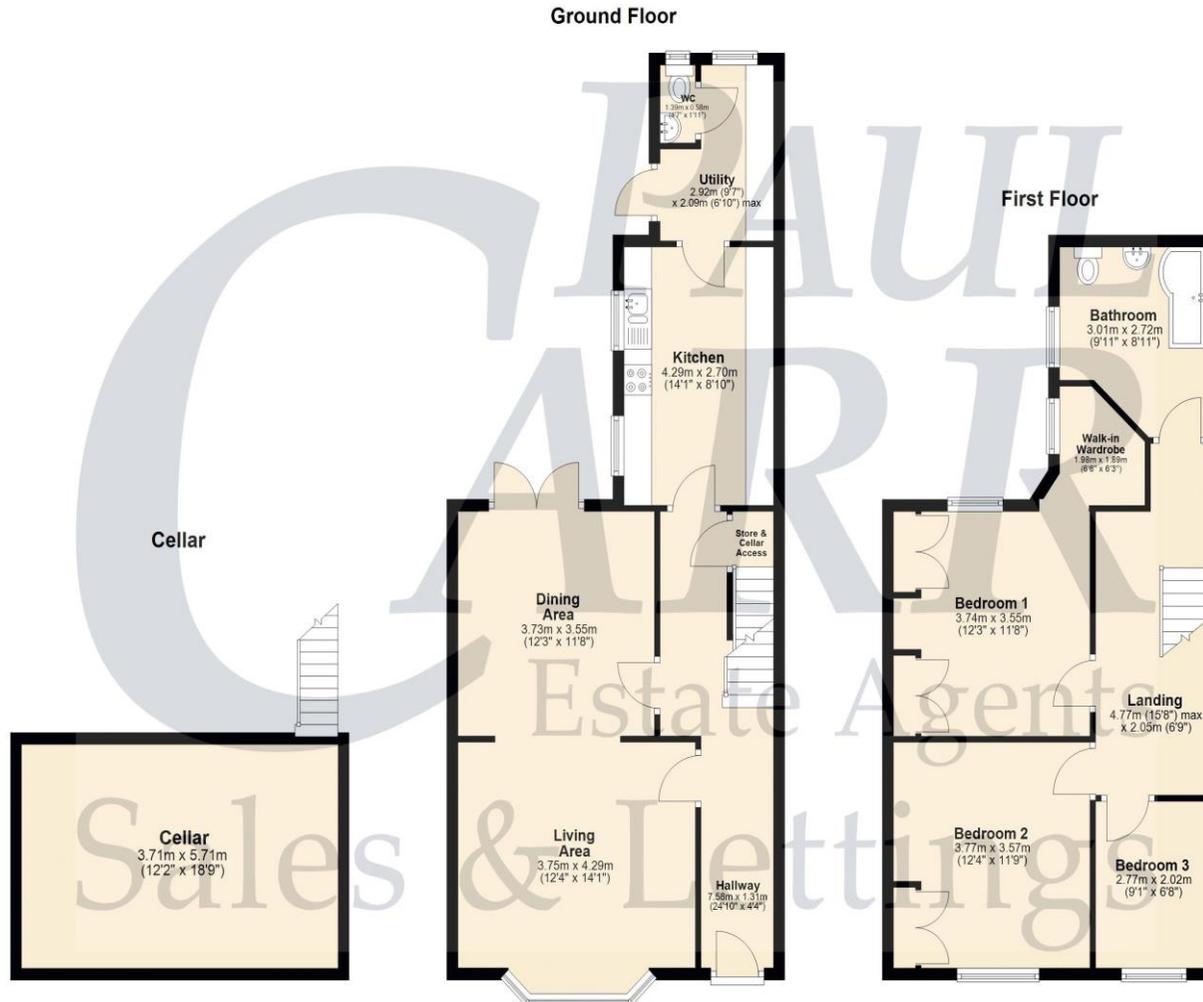
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers 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 £40 + VAT (£48 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.

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: D
Tenure: Freehold

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

