



High Grange,
Lichfield, WS13 7DZ

£415,000

Lichfield

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This extended four-bedroom family home is situated on High Grange in central Lichfield, within close distance of highly popular local amenities, transport links, and local schooling across the city. Benefiting from well presented accommodation throughout, this home is ideal for any families searching in the area.

Approached via a driveway with an attractive front lawn, the internal accommodation comprises of an entrance porch with a large welcoming hallway, leading into two separate reception rooms. To the left is a spacious living room with log burner, and to the right is a private study room with versatile use as an office space, playroom, or ground floor bedroom. At the end of the hallway is access to a beautiful social kitchen/diner, with modern fitted appliances and bi-folding doors out into a conservatory which overlooks the rear garden. There is also a separate utility room with outdoor access, as well as a delightful ground floor shower room.

Upstairs off the landing are four brilliant size bedrooms, two of which have been extended, and the master bedroom with large, fitted wardrobes. This floor also features the main family bathroom suite.

Outside is a wonderful low maintenance rear garden, with ample natural light throughout the day, with a social patio area and storage shed, and fully fenced enclosure surrounding.





Property Specification

Four Bedroom Extended Family Home
Spacious Lounge and Separate Study/Play
Room/Downstairs Bedroom
Social Kitchen/Diner
Bright Conservatory
Utility Room

Porch 7' 9" x 2' 5" (2.36m x 0.74m)

Hallway 13' 3" x 6' 8" (4.05m x 2.02m)

Lounge 13' 2" x 12' 0" (4.02m x 3.65m)

Study 13' 6" x 6' 11" (4.11m x 2.11m)

Kitchen/Diner 18' 10" x 12' 3" (5.74m x 3.74m)

Conservatory 9' 11" x 9' 5" (3.01m x 2.88m)

Utility 6' 11" x 6' 1" (2.10m x 1.86m)

Downstairs Shower Room 8' 2" x 5' 9" (2.50m x 1.76m)

Bedroom One 11' 10" x 11' 9" (3.61m x 3.57m)

Bedroom Two 11' 10" x 12' 1" (3.61m x 3.68m)

Bedroom Three 14' 8" x 5' 10" (4.46m x 1.77m)

Bedroom Four 14' 10" x 8' 11" (4.53m x 2.71m)

Bathroom 6' 9" x 6' 0" (2.06m x 1.82m)

Agent's Note:

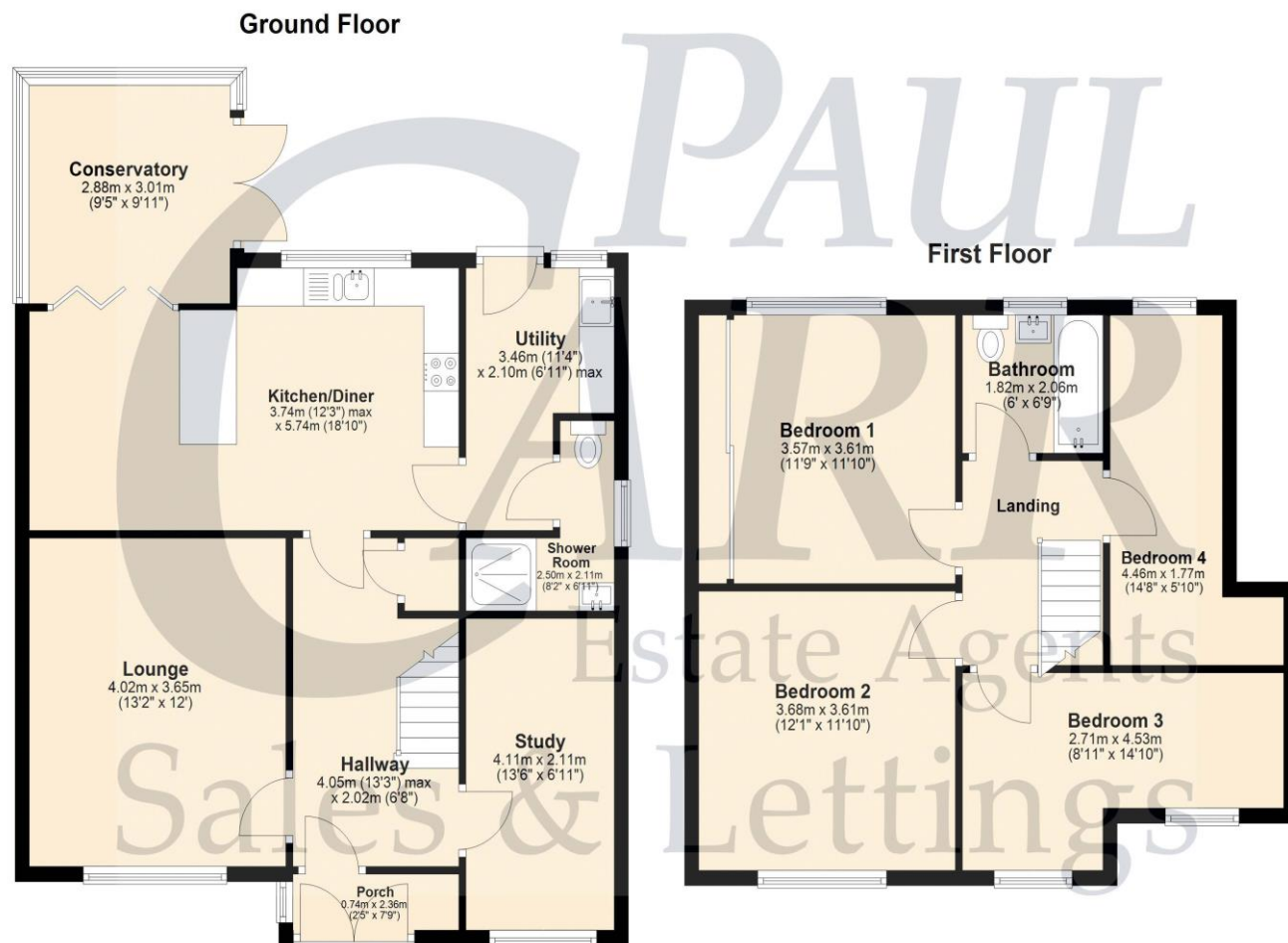
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Came on the market: 1st April 2025

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: C
Tenure: Freehold
Loft insulated, partial boarding around hatch, no ladder

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

