



80 Cherry Orchard, Lichfield
Lichfield WS14 9AF

Downes & Daughters
ESTATE AGENCY

80 Cherry Orchard, Lichfield
Lichfield WS14 9AF
£425,000

A wonderful opportunity to acquire this refurbished and extended Police House in the most enviable, central location. Possibly one of the most sought after house types within the City and in very limited supply, they normally create quite a reaction. Especially when located only 0.1 miles away from Lichfield City Station and the City Centre beyond. Renovated to a high standard to provide flexible family accommodation over two floors on an impressive plot within the King Edward's catchment area. The ground floor provides an entrance hallway, dining room, living room, breakfast kitchen, inner hallway, utility, ground floor shower room and principal bedroom/family room. The first floor boasts an elegant oak gallery landing three further bedrooms and a bathroom. Externally there is a substantial, recently tarmaced, private drive to the fore and a good size lawned rear garden with patio and deck.

Viewing is essential to appreciate the attractive nature of these 'little pieces of history'.

GROUND FLOOR

Entrance Hallway • Dining Room • Living Room (with log burner) • Breakfast Kitchen • Inner Hallway • Utility • Ground Floor Shower Room • Principal Bedroom / Family Room • Covered Side Walkway

FIRST FLOOR

Landing • Bedroom Two (fitted wardrobes) • Bedroom Three • Bedroom Four • Bathroom

OUTSIDE

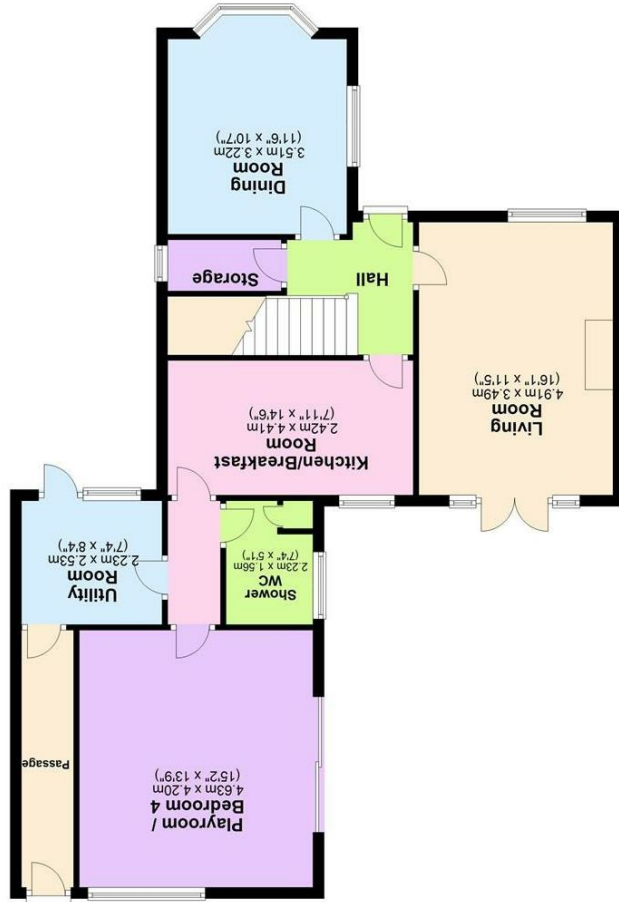
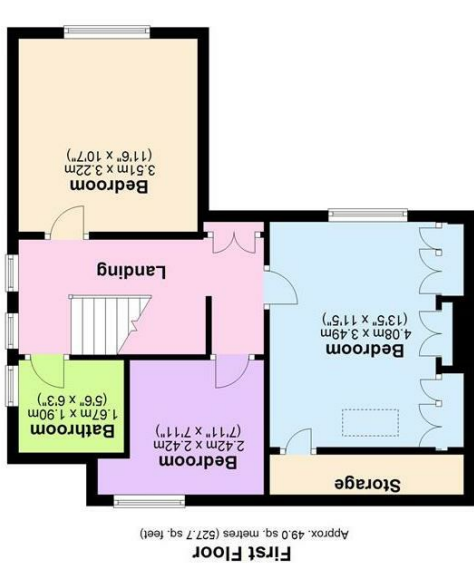
Tarmac Private Driveway • Gated Side Driveway • Lawned Rear Garden • Side Return Patio Area • Large Deck







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 www.downesanddaughters.co.uk



Environmental Impact (CO ₂) Rating	
Client	Domestic
Current	74
EU Directive 2002/91/EC	52
Very environmentally friendly - lower CO ₂ emissions	(129 kWh)
A	(91-121)
B	(69-90)
C	(55-68)
D	(39-54)
E	(21-38)
F	(12-20)
G	(1-10)
Not environmentally friendly - higher CO ₂ emissions	

Energy Efficiency Rating	
Client	Domestic
Current	79
EU Directive 2002/91/EC	60
Very energy efficient - lower running costs	(29 kWh)
A	(19-28)
B	(13-18)
C	(9-12)
D	(6-8)
E	(4-5)
F	(2-3)
G	(1-2)
Not energy efficient - higher running costs	