



80 Chesterfield Road, Lichfield  
Lichfield WS13 6QW

Downes & Daughters  
ESTATE AGENCY

80 Chesterfield Road, Lichfield  
Lichfield WS13 6QW  
£350,000

A unique chance to acquire a beautifully presented, Chesterfield Cottage, extended to almost twice its original size, in a central city location with the rare benefit of private parking for two cars. Boasting a pleasant blend of modern design and inherent historic charm these delightful cottage homes were built as an extension to the original Deacon's Row, conveniently located only 0.5 miles away from Lichfield City Station. Sitting in the shadows of the Malt House, one of Lichfield's most impressive industrial buildings, this stylish home really must be viewed to appreciate the extent of accommodation, its flexible layout and the extent of the plot on which it sits. The internal accommodation comprises: porch entrance, living room with log burner and cellar access, separate sitting room also with a log burner, spacious kitchen diner and a utility room on the ground floor and three bedrooms, an en suite shower room and family bathroom on the first floor. Externally the property is blessed with gated side access to the rear of the property, beautifully landscaped fore and rear gardens with patio seating areas, a brick storage shed and side by side off street parking.

Viewing is essential to appreciate the central location of this property, its attractive nature and its extended layout.

**GROUND FLOOR**

Entrance Porch • Living Room With Log Burner & Bespoke Alcove Shelving • Sitting Room With Log Burner • Kitchen Diner • Utility Room

**FIRST FLOOR**

Landing • Bedroom One • En Suite Shower Room • Bedroom Two (built in wardrobe • Family Bathroom (with free standing bath & separate shower) • Bedroom Three

**OUTSIDE**

Landscaped Fore Garden • Private Block Paved Driveway For Two Cars • Lawned Side Garden & Covered Storage Area • Rear Garden With Shaped Lawn & Patio Seating Areas • Gated Side Access • Brick Storage Shed

**FURTHER INFORMATION**

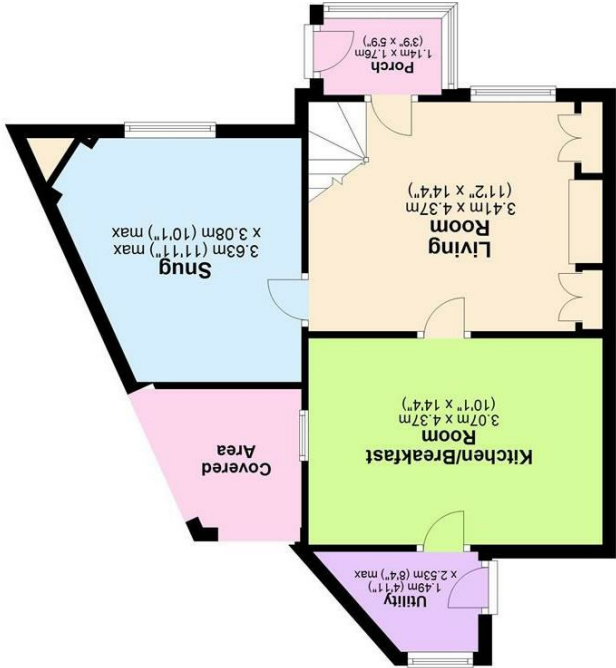
0.5 Miles From Lichfield City Train Station • Upvc Double Glazing • Gas Central Heating







5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099  
 www.downesanddaughters.co.uk



Approx. 50.5 sq. metres (543.9 sq. feet)



Approx. 45.5 sq. metres (489.4 sq. feet)

Approx. 4.2 sq. metres (45.1 sq. feet)

Total area: approx. 100.2 sq. metres (1078.3 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	None
Target	A
Very environmentally friendly - lower CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	
Net zero emissions	
A (1-11)	
B (1-13)	
C (1-15)	
D (1-17)	
E (1-19)	
F (21-23)	
G (25-27)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	42
Target	64
Very energy efficient - lower running costs	
EU Directive 2002/91/EC	
England & Wales	
Net zero energy costs	
A (1-11)	
B (1-13)	
C (1-15)	
D (1-17)	
E (1-19)	
F (21-23)	
G (25-27)	
Not energy efficient - higher running costs	
Current	42
Target	64