



17 | HILLSIDE | LICHFIELD | STAFFORDSHIRE | WS14 9DQ

Downes  
&  
Daughters  
ESTATE AGENCY



# 17

HILLSIDE | LICHFIELD | STAFFORDSHIRE | WS14 9DQ

£595,000

A rare opportunity to purchase an exceptional, family home which has been thoughtfully extended to offer contemporary open plan living space, taking full advantage of some of the best elevated views Lichfield has to offer, on both the ground and first floor. Beautifully presented throughout and offering a wonderfully attractive "open plan" layout in a secluded corner within this highly regarded, prestigious enclave of South Lichfield. The property has been continuously updated by the current owners and offers flexible family accommodation over two floors. Currently comprising: entrance hallway with return staircase to the first floor, guest cloakroom, utility, kitchen diner and a simply stunning family living space divided in to two comfortable seating areas, a dining area and study. The first floor is equally impressive with an opulent

principal bedroom suite with lobby entrance, walk in wardrobe and en suite shower room. There are then three further double bedrooms and a family bathroom.. Externally the property benefits from stylishly landscaped gardens to the fore and the rear, private driveway parking and a detached single garage.

Viewing is essential to appreciate the attractive nature and charm of this property that lies within the King Edward's catchment area and the unrivalled views it offers.



## GROUND FLOOR

- Entrance Hallway
- Guest Cloakroom
- Utility Room
- Kitchen Diner
- Stunning Open Plan Living Space Offering...
- Two Soft Seating Living Areas
- Dining Area
- Study Area





## FIRST FLOOR

- Landing
- Principal Bedroom With Walk In Wardrobe
- En Suite Shower Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom



WHY WE LOVE THIS HOUSE...





## OUTSIDE

- Landscaped & Stylishly Planted Fore Garden
- Private Driveway To Rear
- Detached Single Garage
- Manicured Lawned Rear Garden (gravel & patio seating areas)
- Shaped Lawns & Lavishly Planted Borders Purposely Designed To Encourage Wildlife
- Far Reaching Elevated Views





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Not All Agents Are Equal...

Total area: approx. 156.9 sq. metres (1688.7 sq. feet)

