

Birmingham Road  
Lichfield, WS13 6PG



A charming Victorian townhouse located within a few minutes from Lichfield city centre and railway station.

£315,000



John German 

John German are delighted to offer to the market this charming two bedroom Victorian terraced home located on Birmingham Road just a few minutes' walk of the city centre and station. This fabulous Victorian town house with great appeal and of some rarity in Lichfield. Sympathetically improved over the years to include gas central heating, timber windows with double glazing and a good standard of neutrally themed décor which has been combined with original doors, skirtings, architraves, and some fireplaces.

The cathedral city of Lichfield enjoys the range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more. Nearby road links include the A51, A38 and M6 Toll Road. For local schooling this property falls within the catchment area for Christ Church CE(VC) Primary School and for secondary, it is the Friary High School located off Eastern Avenue.

The property sits behind a driveway and steps which lead to a front panelled entrance door, which opens into the welcoming hallway with high ceilings and carpeted stairs rising to the first floor. There are two separate reception rooms which are interconnected with pine timber doors between. The front facing sitting room has a lovely high framed period style window, including original shutters, exposed wooden floorboards and both ceiling and wall light points. The dining room has matching décor and flooring, a built-in chimneyside cupboard and is positioned next to the fitted kitchen.

The kitchen has a full range of blue sky coloured units with contrasting worktops and tiled splashbacks. It enjoys rear garden views and has a stainless steel sink, space for a fridge/freezer and washing machine, plus a wall mounted Worcester gas central heating boiler. Also accessible from the dining room is a rear facing sunroom, with a double glazed roof, quarry tiled flooring and double doors opening out to the garden. The dining room is also the access point to the stairs leading down to the cellar which was converted by a previous vendor and has natural light, heating and many power points, also having the potential to be used for other purposes.

On the first floor, there is a good sized landing with original pine balustrade, access to the two double bedrooms, family bathroom and loft access hatch. The large master bedroom is front facing, has a feature period fireplace and revealed floorboards, as does bedroom two which accommodates a double bed and has a period fireplace surround and revealed floorboards. The family bathroom is elegantly proportioned and fitted with a traditional white and chrome suite to include a bath with shower over, low level WC and wash hand basin, together with a rear aspect window and further revealed floorboards.

Outside, a block-paved front driveway provides off-road parking for one vehicle. The fully enclosed rear garden is a paved patio seating area, lawned garden and garden shed. Prospective purchasers should note that the official rear boundary of the garden (and shown on the title plan) is limited to the end of the white garden walls.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24062024

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John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
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