

# Walsall Road

Lichfield, WS13 8AF

John   
German





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Offers Over £500,000

**A Victorian family home boasting a wealth of character and charm throughout seamlessly blended with contemporary design, within walking distance of Lichfield City Centre and train station.**

Located within easy walking distance of the City Centre and train station, an exciting opportunity to purchase a fabulous Victorian town house with a wealth of original features together with modern conveniences. Lichfield is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars, and pubs. For commuters, Lichfield has two train stations offering services to destinations such as Birmingham, Bromsgrove and London Euston and nearby road links include the A38, A51 and M6 Toll Road. For local schooling this family home falls into the catchment areas of Christ Church CE(VC) Primary School and The Friary Secondary School.

Internally the home is entered via a six-panel traditional door with leaded overhead into the welcoming hall having impressive Minton tiled flooring, spindle balustraded staircase to the first floor, ceiling cornice, picture rail and boot cupboard. Doors lead off to the living room and kitchen/diner.

The living room is a beautiful reception room with gorgeous characterful features including a superb sash framed original bay window with shutters, exposed pine floorboards, a period style fireplace with cast iron and tiled inner frame, ceiling cornice, picture rail and both wall and ceiling light points.

The impressive open plan dining room/sitting room/kitchen enjoys a rear outlook over the courtyard and garden. The dining/sitting section features a period style fireplace, coved ceiling, picture rail, laminate flooring and double doors to the courtyard. Open plan access to the refitted kitchen area having an extensive range of paint finished base, wall, drawer and display units with hardwood block and granite worktops, Belfast sink with mixer tap, Rangemaster style range cooker, extractor hood along with space for various kitchen appliances. There are two side facing windows, a velux skylight, laminate flooring, door with steps leading down to the cellar and a door off to the guest's WC.

On the first floor there are three bedrooms and a bathroom. Bedroom two is a front facing bedroom with uPVC double glazed window, an original Victorian cast iron fireplace, picture rail, and pine floorboards. Bedroom three is a rear facing bedroom with an original Victorian cast iron fireplace with wooden surround, an original 'sash' window, fitted wardrobe, picture rail and pine floor boards. Bedroom three has a front facing uPVC double glazed window, picture rail and pine floorboards, ideal as a single bedroom, home office or dressing room. The re-fitted family bathroom has a freestanding bath, large walk in shower with recessed shelf, sash window to the rear aspect, feature cast iron fireplace, low level WC, wash hand basin and a ceiling light point.

Stairs rise to the second floor landing to the master bedroom with pine floorboards, light points and rear facing skylight.

Outside - Off road parking to the front for one vehicle, with hedged boundaries. The rear garden comprises a courtyard tiled area immediately accessible from the dining/kitchen area and a pleasant and screened area to sit in. Beyond, a pair of attractive gates and a neighbouring access footpath there are views and easy access to the low maintenance astro-turf garden.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

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

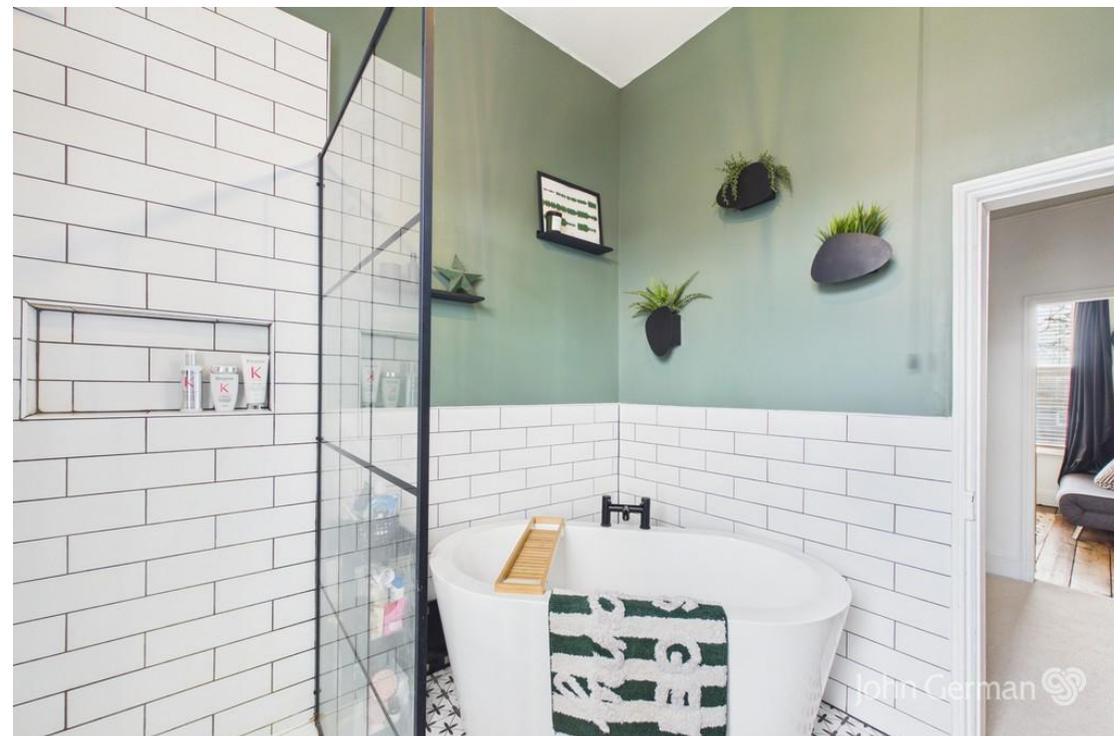
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/26022026







Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1296 ft<sup>2</sup>

120.5 m<sup>2</sup>

**Reduced headroom**

23 ft<sup>2</sup>

2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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