



Birmingham Road, Lichfield, WS14

£550,000

- Four Bedroom Semi-Detached Property, Three Of Which Are Generous Doubles
- Master Bedroom With En-Suite
- Large Plot With Attractive & Spacious Garden
- Generous Living Space
- Large Driveway With A Garage
- Sought After Location Close To Lichfield City Centre



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DESCRIPTION

Character, space and a stunning plot; just three of the many attractive features on offer with this beautiful and rare property on Birmingham Road, Lichfield. This stunning four bedroom semi-detached home also benefits from a brilliant location, being walking distance to Lichfield City Centre, Lichfield City Train Station and the beautiful Beacon Park. Having been fully renovated and modernised in recent years, take your pick of living space, with a very large kitchen/diner to the front and equally impressive living room to the rear, with a lot of natural light welcomed into the property courtesy of the front and side facing windows and rear facing doors leading out to the garden. There'll be no issues regarding storage and appliance space either, with a utility room and garage also included. To the first floor are four bedrooms, three of which are generous doubles and the Master with its own en-suite, as well as there being an attractive main bathroom. The rear garden is of a very good size, with mature shrubs and fruit trees throughout, offering privacy, a space to relax and an opportunity for any keen gardeners to thrive. Properties of this ilk and style for such a fair price do not present themselves very often, so we thoroughly advise booking in an early viewing as to avoid disappointment.

ACCOMMODATION

ENTRANCE PORCH

A front facing door with double glazed panels inset sits beside a front facing UPVC double glazed window and opens to an entrance porch, fitted with a tiled floor and a radiator.

GUEST WC

The guest WC is fitted with a white suite, comprising a low level flush WC and wall mounted wash-hand basin. The tiled floor continues through from the utility room.

ENTRANCE HALL

A front facing door with double glazed panels inset opens to an entrance hall, fitted with a wood effect flooring and recessed ceiling spotlights as well as a radiator whilst two side facing coloured block windows look through to the kitchen.

KITCHEN / DINER 19' 5" x 10' 0" (5.92m x 3.06m)

A very large kitchen/diner is fitted with a range of matching base cabinets and wall units whilst a one-and-a-half bowl stainless steel sink with chrome mixer tap is set into the work surface. There is space for a Range style cooker with tiled splashback and shelving surrounding, as well as further space for several appliances including a refrigerator/freezer. The floor is fully tiled, whilst there is a front facing UPVC double glazed window, useful storage cupboards and recessed ceiling spotlights.

LIVING ROOM / OFFICE 21' 0" (max) x 18' 10" (max) (6.39m (max) x 5.75m (max))

A very large and impressive living room/office is fitted with two side facing and one rear facing UPVC double glazed windows as well as rear facing UPVC exterior doors with double glazed panels inset leading out to the garden, allowing plenty of natural light to flood the room. There is also a wood effect flooring and two radiators.

UTILITY ROOM

The utility room is fitted with a work surface above base units with a sink and mixer tap inset, as well as a tiled floor and both rear facing UPVC double glazed exterior door with two rear facing UPVC double glazed windows. There is a tiled floor, radiator and space for an additional appliance whilst a door leading through to the garage.



FIRST FLOOR LANDING

A staircase leads up to the bright and spacious first floor landing, fitted with a rear facing UPVC double glazed window and a radiator whilst also housing the loft access hatch.

MAIN BEDROOM 11' 3" x 9' 5" (3.43m x 2.87m)

A generous Master bedroom is fitted with a front facing UPVC double glazed window and a radiator. A door leads through to the en-suite.

EN-SUITE 7' 6" x 4' 2" (2.29m x 1.27m)

The en-suite is fitted with a white suite, comprising a low level flush WC, pedestal wash-hand basin with chrome taps and a walk-in shower enclosure whilst there are recessed ceiling spotlights, a radiator and a UPVC double glazed window.

BEDROOM TWO 11' 0" x 10' 6" (3.36m x 3.20m)

A second double bedroom is fitted with a front facing UPVC double glazed window and a radiator.

BEDROOM THREE 11' 9" x 8' 6" (3.57m x 2.59m)

A third double bedroom is fitted with a rear facing UPVC double glazed window, Velux skylight and a radiator. There is also a useful with access to the living room loft area.

BEDROOM FOUR 7' 7" x 6' 8" (2.32m x 2.02m)

Bedroom four is fitted with a rear facing UPVC double glazed window and a radiator, whilst there is also a useful built in storage cupboard.

BATHROOM

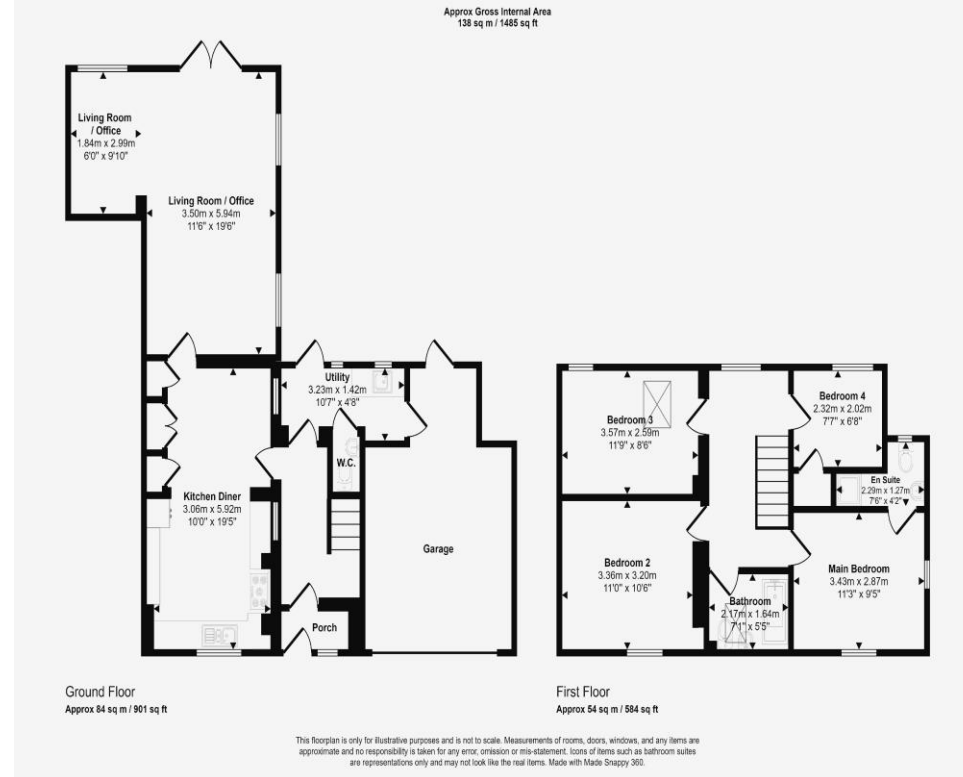
The bathroom is fitted with a white suite, comprising a low level flush WC, pedestal wash-hand basin and panelled jacuzzi bath with electric shower above. There is a wall mounted chrome heated towel rail, whilst the flooring and walls are fully tiled. A Velux skylight also allows plenty of natural light to enter the room.

GARAGE 20' 5" x 11' 6" (6.22m x 3.50m)

A front facing up-and-over garage door opens to a garage, fitted with lighting, power and a work surface with storage and appliance space above and below. There is also a side facing UPVC double glazed window, rear facing door leading out to the garden and further side facing door providing access to the utility room.

EXTERIOR

The property sits on a large and attractive plot, with a spacious brick paved driveway to the front providing off street parking for multiple vehicles whilst a gate opens to one side to provide access to the rear garden. Slab paving leads down one side to the rear and wraps around, providing the ideal space for a table and chairs. Beyond this lies an extensive rear garden laid mainly to lawn with mature shrubs and trees dotted throughout and to the perimeters. There are two large and useful garden sheds fitted with power lighting, creating an opportunity for a home office to be whilst a slab paved pathway leads from one end to the other.



Tenure: Freehold **Local Authority & Council Tax Band:** Lichfield District Council / B **Services:** We understand the property is connected to mains gas, water and drainage.

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