50 Walsall Road, Lichfield
WS13 8AF
Downes & Daughters
ESTATE AGENCY

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50 Walsall Road, Lichfield
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Offers over £500,000

A truly impressive Victorian gem dating back to 1870, enjoying the convenience of 'City Centre' living with the added benefit of off street parking for two cars and a rather delightful, landscaped, rear garden. Extending to over 1,700 sq.ft (including summerhouse) the internal space is presented in a flawless and sympathetic style and laid out over four floors, with the wonderfully flexible accommodation catering to all the modern day needs of a growing family or those in need of dedicated home working space. The upper floors boast four bedrooms and two bathrooms, with the second floor offering a principal bedroom with fitted storage and its own shower room. Whilst the ground floor provides an elegant front reception room, a striking reconfigured kitchen with large central island, door to the rear garden and an ingenious utility cupboard. The kitchen then seamlessly opens to the rear family room with guest cloakroom. Not forgetting the dry cellar, useful for storage. Externally the property benefits from a private driveway for two cars to the front and a, seriously impressive, private low maintenance rear garden. Boasting shaped lawns, patio and decked seating areas, lavishly stocked and stylishly planted borders, large summer house and gated access to the side.

Viewing is essential to appreciate the period elegance of this delightful home and its enviable central position.

GROUND FLOOR

Entrance Hallway With Original Minton Tiled Floor & Stained Glass Window • Living Room With Alcove Shelving & Cupboards • Reconfigured Kitchen With Large Central Island, Doors To Rear Garden & Ingenious Utility Cupboard • Opening Seamlessly In To A Modern Family Room With Double Height Ceiling • Guest Cloakroom • Door & Steps To Dry Cellar

FIRST FLOOR

Attractive Landing • Bedroom Two • Bedroom Three • Bedroom Four • Refitted Luxury Bathroom With Bath & Separate Shower

SECOND FLOOR

Landing Space With Large Attic Storage Space • Shower Room • Principal Bedroom With Fitted Wardrobes & Eaves Storage

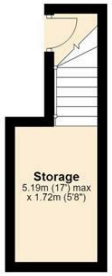
OUTSIDE

The property benefits from a private driveway for two cars to the fore and a seriously impressive, private low maintenance rear garden. Boasting shaped lawns, patio and decked seating areas, lavishly stocked and stylishly planted borders, large summer house and gated access to the side.

FURTHER INFORMATION

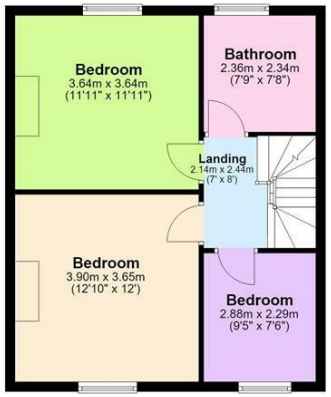
Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating D • Upvc Double Glazed Windows • All Mains Services

Cellar
Approx. 7.0 sq. metres (75.6 sq. feet)

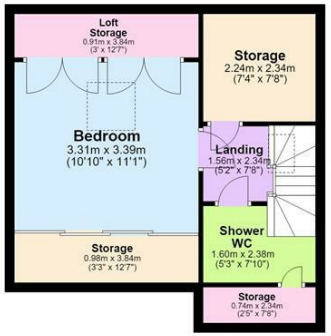


Ground Floor
Approx. 58.4 sq. metres (628.9 sq. feet)

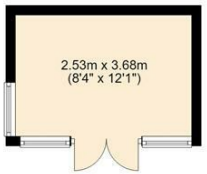
First Floor
Approx. 48.0 sq. metres (516.9 sq. feet)



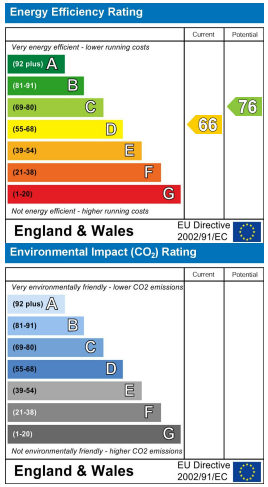
Second Floor
Approx. 37.1 sq. metres (399.9 sq. feet)



Garden Room
Approx. 9.3 sq. metres (100.2 sq. feet)



Total area: approx. 159.9 sq. metres (1721.5 sq. feet)



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