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Downes
&
Daughters
ESTATE AGENCY



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FRIARY GARDENS | LICHFIELD | STAFFORDSHIRE | WS13 6QU

£895,000

A striking detached family home with a contemporary rear living space, on this select private development of just six dwellings, enjoying a secluded and wonderfully private setting, yet strangely in the most central position imaginable. With the hypnotic striking of Friary Clock Tower reminding you that you are only moments away from Lichfield's vibrant City Centre. This incredible family home extends to nearly 2,500 square feet of accommodation, including a 'Grand Designs' style glazed living space with floor to ceiling sliding doors opening to the covered seating area and south facing rear garden. Offering wonderfully flexible family accommodation over two floors with the ground floor boasting an opulent formal living room with inglenook fireplace, entrance hallway with guest cloakroom and porch, stylish kitchen with central island seamlessly opening to that magical open plan living space with Karndean flooring and floor to ceiling sliding doors stretching across the entire rear elevation.

A utility room with access to the garage and rear garden and second guest cloakroom complete the extensive ground floor space. The first floor then provides four bedrooms, one with en suite shower room and a family bathroom with a luxury Omni Deep Soak Bath with integrated air/water jets and LED lighting. If all of this was not enough we believe the entire plot extends to 0.25 of an acre with an extensive block paved private driveway with ornate lamppost, rockery style front garden hugging the boundary to Friary Road, an integral double garage and a wonderfully private south facing rear garden with shaped lawn, patio seating areas and a substantial covered seating and outdoor kitchen area.

Viewing is essential to appreciate the exceptional nature of this impressive property and the nature of its central location.



GROUND FLOOR

- Entrance Porch
- Spacious Hallway With Understair Cupboard
- Guest Cloakroom
- Sprawling Open Plan Living, Dining & Family Space With Three Sets Of Sightline Floor To Ceiling Sliding Patio Doors Opening To The Rear Garden
- Open Kitchen Area With Central Island For Informal Dining
- Spacious Formal Living Room With Inglenook Fireplace
- Impressive Utility Room With Space For Further Appliances & Access To Garage & Rear Garden
- Second Guest Cloakroom





FIRST FLOOR

- Landing With Airing Cupboard
- Principal Bedroom Suite With Fitted Wardrobes
- En Suite Shower Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom With Omni Deep Soak Bath With Integrated Air/Water Jets & LED Lighting & Separate Shower







WHY WE LOVE THIS HOUSE...

"We love our house because it's perfect for entertaining, both inside and out. The fantastic open-plan space with full-height glazed sliding doors creates a bright, sociable heart to the home, while the separate sitting and cinema room offer a cosy space to relax. The weatherproof indoor-outdoor area makes barbecues and pizza nights easy whatever the weather, opening onto a beautiful, low maintenance private garden. The location is incredibly convenient, with the city centre within a few minutes walking distance for shops, restaurants, pubs, as well as other services. When friends and family visit there's plenty of room, thanks to the huge private drive that can accommodate up to ten cars. There's even space for a garden room—ideal for a gym, office or music room—with power and internet already available.





OUTSIDE

- Private Driveway Parking For A Number Of Vehicles
- Integral Double Garage
- Rockery & Hedge Boundary To Road Providing Great Privacy
- South Facing Lawned Rear Garden With Good Levels Of Privacy
- Patio Seating Areas With Large Covered Dining & Outdoor Kitchen Area
- Good Sized Flat Lawn
- Neatly Presented Borders With Fence & Hedge Boundaries
- Storage Shed & Summer House







Total area: approx. 230.3 sq. metres (2479.2 sq. feet)



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