



104 | WALSALL ROAD | | STAFFORDSHIRE | WS13 8AF

Downes
&
Daughters
ESTATE AGENCY



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£875,000

Downes & Daughters is delighted to announce a rare listing of one of Walsall Road's finest residences. We are offering a unique opportunity to purchase a Victorian double fronted delight, with separate coach house style annexe, occupying an enviable central position on one of Lichfield's highly desirable addresses. Thought to date back to 1868 this delightful family home has been sympathetically looked after, preserving many of the original period features and blending them with some more contemporary twists. The impressive dwelling redefines the accommodation previously expected from a property of this nature, with the rare benefit of a separate two storey annexe and vast amounts of private driveway parking. Viewing is essential to fully appreciate the true extent of the 2,445 square feet of accommodation, with the extensive and flexible layout impressing at every turn. The attractive hallway gives access to a formal dining room and living room with log burner. Both receptions boasting elegant walk in bay windows.

A high quality conservatory is surrounded on all sides by the beautiful gardens, the breakfast kitchen has the original range and access to the garden, and the ground floor is then completed by the rear hallway, guest cloakroom and utility, which gives access to a spacious and very useful cellar room. The first floor provides an elegant landing, four bedrooms, a family bathroom and separate WC. Externally there is the rare benefit of a two storey annexe with kitchen, living room and WC on the ground floor and a bedroom with en suite shower on the first floor. The extensive driveway provides parking for many vehicles with storage shed and log store and the stylishly landscaped gardens benefit from the sun all day long. Viewing really is essential to fully appreciate the impressive nature and abundant charm of this delightful family home and its enviable central position with all the benefits that 'City Centre living' brings.



GROUND FLOOR

- Entrance Hallway
- Formal Dining Room
- Living Room With Log Burner
- Large Conservatory With Doors To Garden
- 'Farmhouse' Style Kitchen With Door To Garden, Quarry Tiled Floor & Original Range
- Rear Hallway With Door To Driveway & Annexe
- Guest Cloakroom
- Utility / Boot Room With Access To Dry Cellar Room





FIRST FLOOR

- Elegant Landing
- Bedroom One
- Bedroom Two With Period Fireplace
- Bedroom Three
- Bedroom Four With Fitted Wardrobe
- Family Bathroom With Separate Shower
- Separate WC







ANNEXE

- Separate Access From Driveway
- Modern Fitted Kitchen
- Spacious Living Room
- Guest Cloakroom
- Stairs Rising Directly In To Bedroom
- En Suite Shower Room

NB... The annexe was previously used to run a successful Physiotherapy practice for ?? years



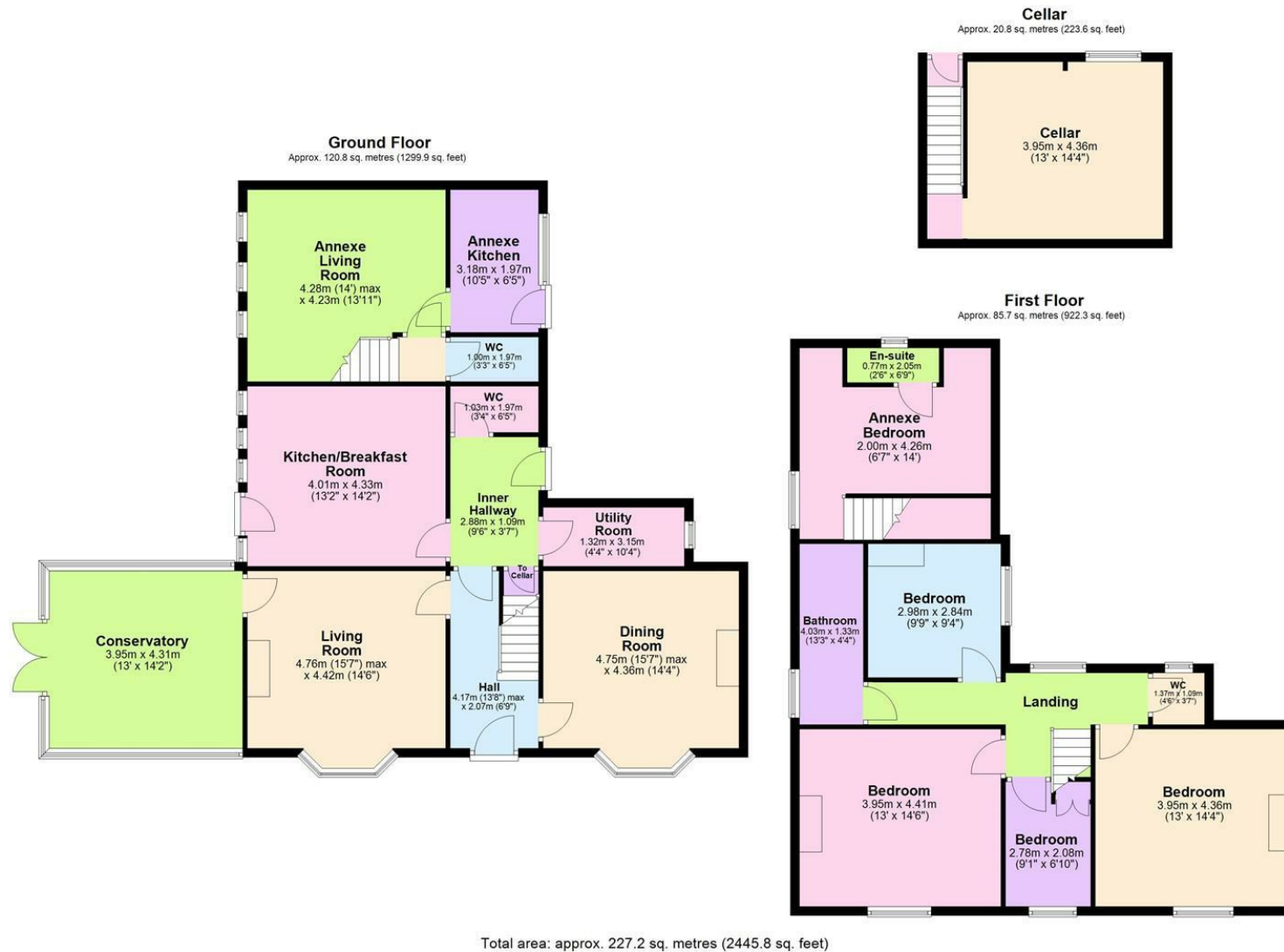


OUTSIDE

- Attractive Walled Front Garden With Ornate Railings
- Extensive Private Driveway Adjacent To The Property
- Large Storage Shed/Workshop & Log Stores
- Beautifully Landscaped Garden With Open Southerly & Westerly Aspects
- Shaped Lawn & Stylishly Planted Established Borders
- Patio, Cobble & Gravel Seating Areas With Pergola
- Timber Storage Shed & Gated Access To Front







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