

NO.10 | FRIARY AVENUE | LICHFIELD | STAFFORDSHIRE | WS13 6QQ

Downes & Daughters
ESTATE AGENCY



NO.10

FRIARY AVENUE | LICHFIELD | STAFFORDSHIRE | WS13 6QQ

£1,195,000

A stylishly renovated and extended 1930s gem, in possibly the most central location imaginable, on one of Lichfield's premier addresses. Having undergone major refurbishment, by the current owners, to create a simply stunning family home with a magical mix of contemporary open plan entertaining spaces blending perfectly with more formal reception rooms. Resplendently showcasing the inherent period charm of the building.

The flexible and stylishly presented family accommodation extends to 2,695 sq.ft, is arranged over two floors and benefits from a south west facing rear garden. The ground floor offers a striking entrance hallway, two multi functional reception rooms and a breathtaking open plan kitchen, dining and family space with oversized patio doors opening to the sunny rear garden. A guest cloakroom and utility room are the more functional 'supporting cast members' to the main living spaces.

The first floor is equally impressive with a striking gallery landing boasting a triple height ceiling, an opulent principal bedroom with walk through dressing room and luxury en suite bathroom, two further bedroom suites with en suite shower rooms and bedrooms four and five served by the family shower room.

Externally the aspect of the plot gives rise to an impossibly sunny, and wonderfully private, rear garden with an expansive patio seating area, dappled with shade from a perfectly positioned mature magnolia. A good sized flat lawn provides the necessary sporting attributes, the beds and borders are planted with various mature trees and shrubs and a timber storage shed and summer house provide further storage solutions. To the front of the property is a private driveway and an integral garage.





GROUND FLOOR

- Spacious Entrance Hallway With Large Cupboard & Striking Return Staircase With Triple Height Ceiling
- Stylish Guest Cloakroom
- 37ft Open Plan Kitchen Dining & Family Space With Two Oversized Patio Doors To Rear Garden
- A Wealth Of Fitted Appliances & Large Central Island For Informal Dining, Underfloor Heating
- Glazed Sliding Doors Open To A More Cosy Living Room With Contemporary Glass Fronted Electric Fire & Media Wall
- Second Sitting Room Or Large Home Office
- Spacious Utility Room With Underfloor Heating, Further Appliances & Access To Side Return &









FIRST FLOOR

- Striking Landing With Vaulted Ceiling
- Principal Bedroom Suite With Lobby Style Dressing Room Entrance With Fitted Wardrobes
- En Suite Bathroom With Free Standing Bath & Separate Shower
- Bedroom Two
- En Suite Shower Room
- Bedroom Three
- En Suite Shower Room
- Bedroom Four
- Bedroom Five
- Family Shower Room











WHY WE LOVE THIS HOUSE...

"It’s so close to the city centre and everything in Lichfield is within walking distance, yet with the garden and the living space it still feels like a peaceful retreat. The big family room on the back of the house is what really makes it our home - it's such a welcoming space where we all gather, cook, eat, have fun and relax together".






ROCKY

OUTSIDE

- Private Driveway Parking For A Number Of Vehicles
- Integral Single Garage
- Laurel Hedge Boundary To Road
- South West Facing Lawned Rear Garden With Good Levels Of Privacy
- Large Patio Seating Area Dappled With Some Much Needed Shade From A Mature Magnolia
- Good Sized Flat Lawn
- Established Borders & Fenced Boundaries
- Storage Shed & Summer House















EPC Rating: D

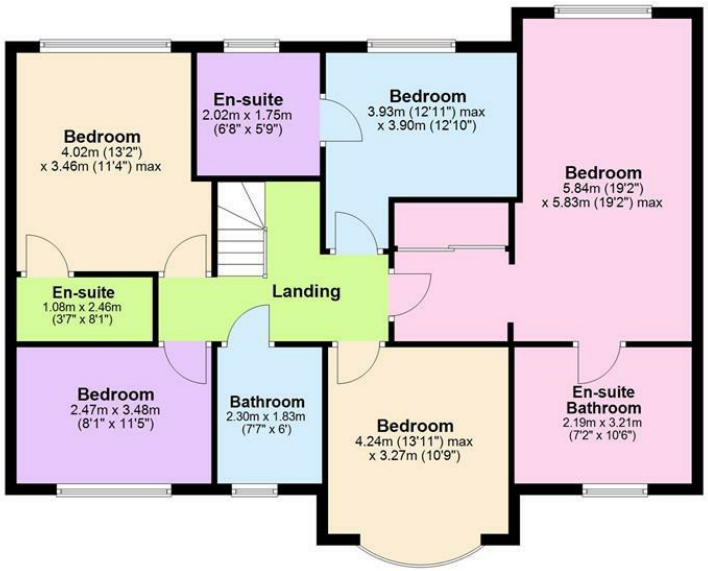
Ground Floor

Approx. 149.5 sq. metres (1608.8 sq. feet)



First Floor

Approx. 100.9 sq. metres (1086.5 sq. feet)



Total area: approx. 250.4 sq. metres (2695.3 sq. feet)



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