



55 Walsall Road,
Lichfield WS13 8AD

Downes & Daughters
ESTATE AGENCY

55 Walsall Road, Lichfield WS13 8AD £695,000

A rare chance to acquire a lavishly refurbished, four double bedroom, Victorian delight in a central location, only a short walk from Lichfield City Centre, at the 'City End' of this popular road. Having been fully renovated in the last year, this exceptional home is now offered for sale with no onward chain and boasts 1,722 square feet of sumptuously appointed accommodation finished to a high level, with a striking mix between the inherent historic charm of the building and a flawless contemporary interior. The ground floor offers an entrance hallway, first reception with useful storage cupboard, second reception with double doors opening to the vast open plan kitchen diner and family room with central island and bi-fold access to the rear garden, utility room with secondary cooking facility and a ground floor shower room. The first floor offers a landing, principal bedroom with en suite shower room, three further double bedrooms and a luxury family bathroom. Externally there is an extensive south facing lawned rear garden with large patio seating area and private driveway parking for three cars.

Viewing is essential to appreciate the exceptional nature of this period property and its flawless interior design.

GROUND FLOOR

Entrance Hallway • Reception 1 With Useful Storage Cupboard • Reception 2 With Double Doors Opening To... • Vast Open Plan Kitchen, Dining & Living Space With Central Island & Bi-Fold Access To Rear Garden • Second Kitchen & Utility Room • Ground Floor Shower Room

FIRST FLOOR

Landing • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Luxury Family Bathroom

OUTSIDE

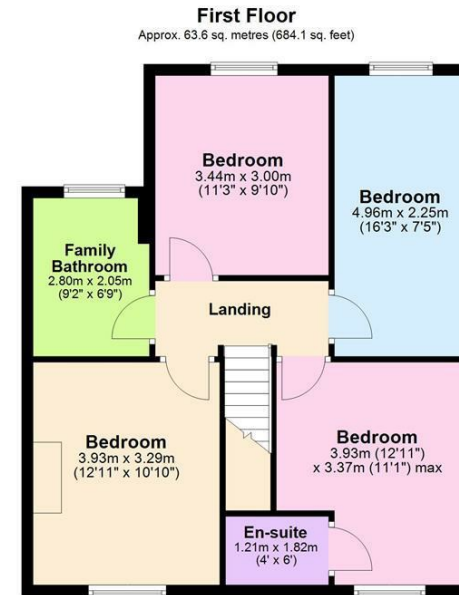
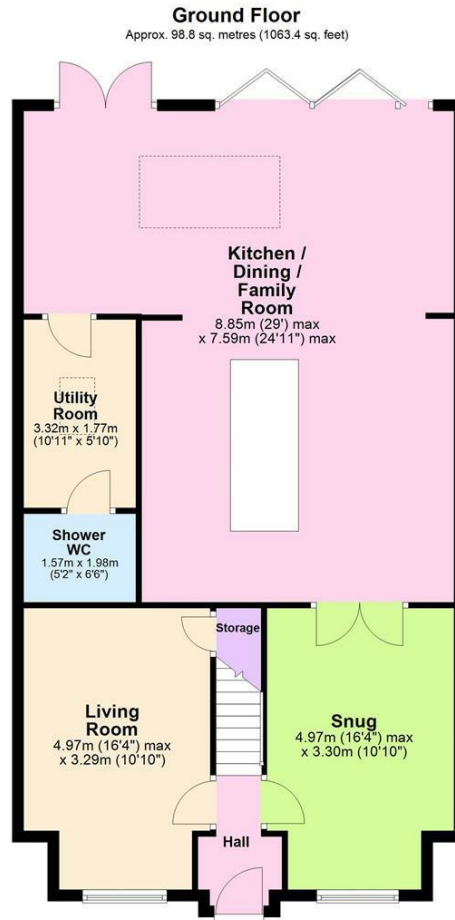
Private Driveway Parking For Three Vehicles • Extensive South Facing Lawned Rear Garden • Large Patio Seating Area • Gated Side Access

FURTHER INFORMATION

Bespoke Plantation Shutters To All Front Facing Rooms • Wet Underfloor Heating To Ground Floor • Freehold • Council Tax Band F • Energy Rating C • All Mains Services • Onward Chain







Total area: approx. 162.3 sq. metres (1747.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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