Lichfield Road | Walsall | WS4 2DH

Offers Around £475,000

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Summary

This beautifully presented FIVE bedroom residence effortlessly combines the elegance and character of its original era with the comforts and style of modern day living. Retaining a wealth of period features including impressive high ceilings, decorative picture rails and original Minton tiled flooring, the property has been sympathetically enhanced throughout to create exceptional family accommodation that is certain to impress from the moment you step inside. Quite simply, this is a home that will not disappoint upon viewing.

Approached via a charming fore garden, the property welcomes you through an attractive entrance porch into a spacious reception hallway where the beautiful Minton tiled floor immediately sets the tone for the quality and character found throughout. Two superb reception rooms provide elegant and versatile living spaces, each enjoying high ceilings that enhance the sense of space together with period detailing, making them equally suited to everyday family life or entertaining guests.

To the rear of the property is a stunning dining kitchen, thoughtfully designed to become the true heart of the home. Featuring a stylish range of contemporary units, quality work surfaces and raised breakfast bar, this outstanding space offers excellent room for cooking, dining and socialising. Double doors open directly onto the rear garden, allowing natural light to flood the room while creating a

Key Features

- STUNNING FIVE BEDROOM TRADITIONAL FAMILY HOME - BEAUTIFULLY COMBINING PERIOD CHARM WITH MODERN LIVING
- WEALTH OF ORIGINAL FEATURES INCLUDING MINTON TILED FLOORING, HIGH CEILINGS & PICTURE RAILS
- STYLISH REFITTED BREAKFAST KITCHEN WITH BREAKFAST BAR
- FOUR GENEROUS FIRST FLOOR BEDROOMS- MASTER BEDROOM WITH ENSUITE SHOWER ROOM & FIFTH BEDROOM ON SECOND FLOOR
- WITHIN WALKING DISTANCE OF WALSALL TOWN CENTRE & CLOSE TO QUEEN MARY'S GRAMMAR SCHOOL & EXCELLENT COMMUTER LINKS
- ARRANGED OVER THREE SPACIOUS FLOORS
- TWO SPACIOUS RECEPTION ROOMS & UTILITY ROOM
- GROUND FLOOR GUEST WC & WELL APPOINTED FAMILY BATHROOM
- OFF ROAD PARKING TO THE REAR
- AN OUTSTANDING PERIOD HOME IDEAL FOR GROWING FAMILIES - EARLY VIEWING IS HIGHLY RECOMMENDED

Rooms and Dimensions

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

LIVING ROOM
17'10"/14'10" x 14'2" (5.45m/4.54m x 4.32m)

DINING ROOM
14'2" x 13'1" (4.32m x 4.01m)

DINING KITCHEN
20'2" x 10'5" (6.15m x 3.18m)

UTILITY ROOM
7'1" x 5'2" (2.18m x 1.59m)

GROUND FLOOR GUEST WC

FIRST FLOOR LANDING

MASTER BEDROOM
18'5"/15'4" x 14'2" (5.62m/4.69m x 4.34m)

ENSUITE SHOWER ROOM

BEDROOM TWO
13'5"/12'2" x 10'5" (4.11m/3.72m x 3.18m)

BEDROOM THREE
14'6" x 13'2" (4.43m x 4.02m)

FIRST FLOOR FAMILY BATHROOM WITH SEPARATE SHOWER C

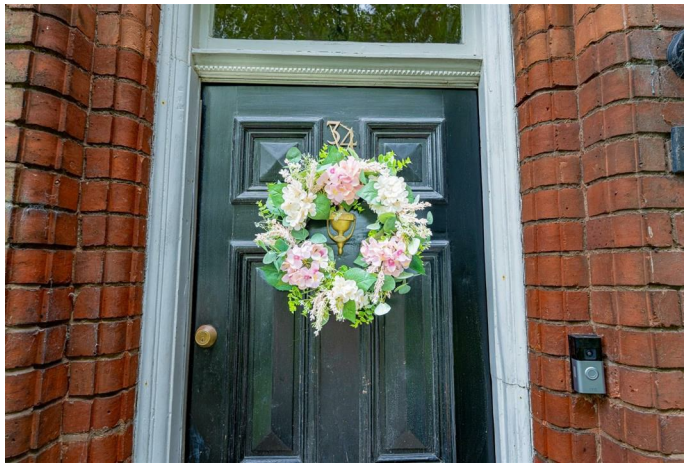
SECOND FLOOR LANDING

BEDROOM FOUR
15'2" x 14'2"/13'0" (4.64m x 4.33m/3.98m)

BEDROOM FIVE
13'3" x 9'8" (4.04m x 2.96m)

Agents Note

Identification Checks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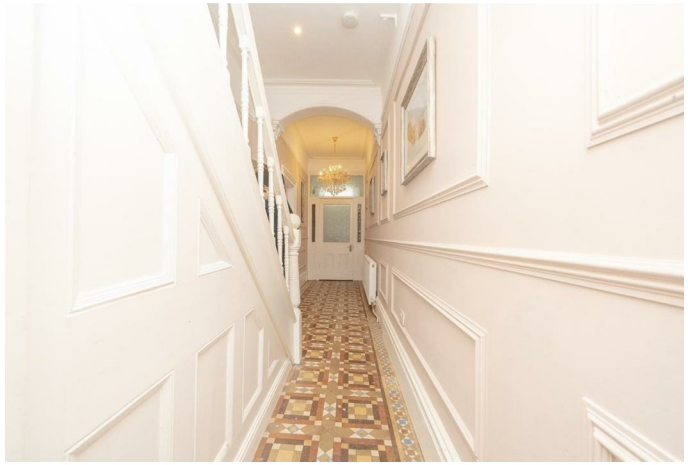

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Approximate total area(1)

194.5 m²

Reduced headroom

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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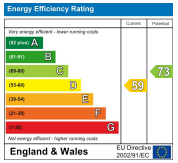

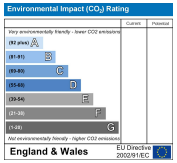

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