

18 MULLARKEY DRIVE
ST JOHNS GRANGE
LICHFIELD
WS14 9GH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Ground Floor:

- Entrance Hall
- Utility Room
- Down stairs WC
- Staircase to first floor

First Floor:

- First floor Landing
- Study
- Double doors to open plan Kitchen with attractive colour scheme, and mostly integrated appliances
- Dining room/Sitting room with French doors opening onto Juliet balcony
- Staircase to second floor

Second Floor:

- Second floor Landing
- Airing cupboard
- Principal Bedroom having ensuite shower room
- Bedroom number two overlooking the rear garden
- Bedroom number three with views of the front of the home
- Family Bathroom

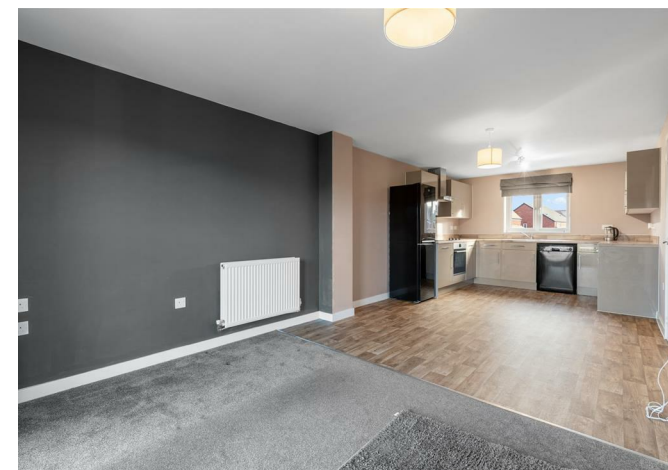
Gardens and Grounds:

- Block paved driveway
- Integrated Carport allowing for the parking of two cars
- Fenced secure rear garden
- Lawned rear garden
- Gravel paved sitting area
- Attractive plantlets

EPC rating: B

Approximate total floor area: 1013 Sq.Ft or 94.1 Sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

The property benefits from proximity to the stunning Lichfield Cathedral and Lichfield town centre where a range of amenities, including shops, cafes, and restaurants, providing convenient access to everyday essentials and leisure pursuits. Nearby schools such as Christ Church Primary School, St Michaels Church of England Primary School, King Edward VI and Lichfield College which offer quality education options for families with children. Purchasers are advised to check with the Council for up-to-date information on school catchment areas. For leisure and recreation, Beacon Park, with its sprawling green spaces, picturesque lake, and recreational facilities, is just a short distance away. Residents can enjoy leisurely strolls, picnics, and outdoor activities amidst the park's scenic surroundings. Additionally, Lichfield Golf & Country Club provides opportunities for golf enthusiasts to indulge in their favourite sport and socialise with fellow members. Close to the property is the Lichfield and Hatherton Canal. The Canalside path is ideal for walking and connects to Darnford Moors nature reserve. Enjoy easy access to major roadways such as the A38 and M6 Toll, providing convenient connections to Birmingham city centre and other neighbouring towns and cities. Nearby train stations, including Lichfield City and Lichfield Trent Valley, offer further commuting options for residents, ensuring hassle-free travel for work or leisure.

Description of Property

A beautifully presented and thoughtfully designed home, arranged over three floors, offering modern comfort, elegant décor, and versatile living spaces. Upon entering the property, the ground floor welcomes you with an entrance hall, complemented by a practical utility room and a neatly appointed downstairs WC. A well-positioned staircase leads to the first floor.

The first floor opens onto a generous landing area, giving access to a quiet study—perfect for home working. Double doors lead into an inviting open-plan kitchen, finished in an attractive contemporary colour palette and fitted with a range of mostly integrated

appliances. Flowing seamlessly from the kitchen is the dining room/sitting room, an elegant space enhanced by French doors that open onto a charming Juliet balcony, allowing natural light to pour in. A second staircase rises to the upper floor.

On the second floor, a spacious landing with airing cupboard provides access to the home's three bedrooms. The principal bedroom enjoys its own ensuite shower room, offering a private and tranquil retreat. Bedroom two overlooks the peaceful rear garden, while bedroom three benefits from pleasant views to the front of the home. A well-appointed family bathroom completes this level.

The gardens and grounds are equally appealing. To the front, a block-paved driveway leads to an integrated carport, providing parking for two cars. The secure rear garden is fully fenced and features a well-kept lawn, a gravel-paved seating area, and a selection of attractive plantlets, creating a delightful space for outdoor relaxation.

Distances

- Sutton Coldfield- 9 Miles
- Birmingham – 17 Miles
- Lichfield – 4 Miles
- Birmingham International/NEC - 19 Miles
- M6 – 12.5 Miles
- M6 Toll – 6.5 Miles

(Distances approximate)

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Terms

Local authority: Lichfield City Council

Tax band: D

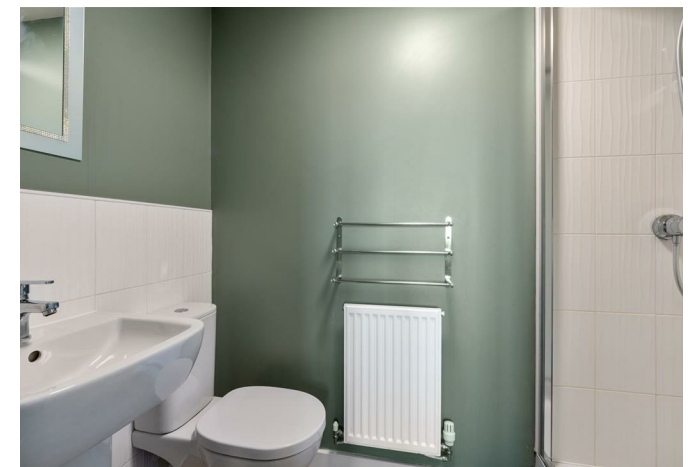
Broadband Average speed in area : 110 Mbps

Services

We understand that mains water, gas and electricity are connected.

Fixtures and Fittings

Only those items mentioned in the particulars are to be included.



Mullarkey Drive, Lichfield, WS14 9GH



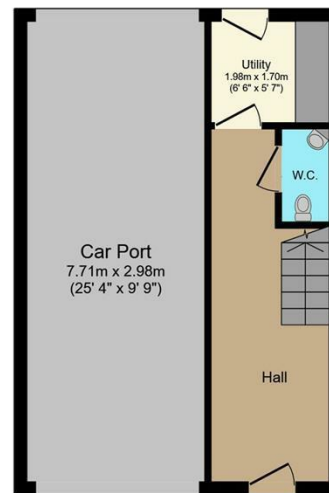
Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the tenancy.

- Photographs taken: November 2025
- Particulars prepared: November 2025



Ground Floor
Floor area 16.0 sq.m. (173 sq.ft.)



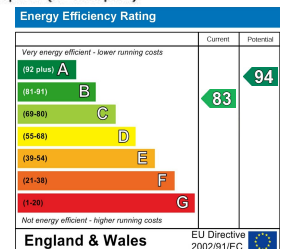
First Floor
Floor area 39.0 sq.m. (420 sq.ft.)



Second Floor
Floor area 39.0 sq.m. (420 sq.ft.)

Total floor area: 94.1 sq.m. (1,013 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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