8 HARDY PLACE
LICHFIELD
WS14 9FX

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Accommodation Summary:

Allocated parking space
Garage
Secure private entrance
Open-plan living and dining area
Neutral kitchen with integrated fridge/freezer
Space for washing machine
Principal bedroom
Second bedroom/home office
Main bathroom with shower over bath
Ideal for working professionals

EPC Rating: C

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
Situated in the historic cathedral city of Lichfield, Hardy Place benefits from a convenient location close to the city centre and a wide range of amenities suitable for individuals and families alike. Transport links are excellent, with Lichfield City railway station approximately 0.4 miles away, providing regular services to Birmingham and beyond. Lichfield Trent Valley station also offers further rail connections, while a number of nearby bus stops provide convenient local transport links.

Families in the area benefit from a choice of well-regarded schools, including Five Spires Academy and St Joseph's Catholic Primary School, alongside King Edward VI School for secondary education. The area also offers further educational opportunities at Lichfield College. Tenants are advised to check with the Council for up-to-date information on school catchment areas and admissions.

Lichfield city centre is within easy reach and offers a variety of shops, supermarkets, cafés, restaurants and leisure facilities. The historic Lichfield Cathedral and the beautiful Beacon Park provide attractive surroundings for recreation and relaxation, with open green spaces, walking routes and family-friendly activities. The city also benefits from a range of cultural attractions, independent retailers and local amenities, making it an appealing place to call home.

Description of Property
This two-bedroom property offers practical and comfortable accommodation, accessed via its own private entrance.

Upon entering, a staircase leads to the first-floor accommodation, where neutral décor creates a light and welcoming feel. The spacious living area provides plenty of room for both relaxing and dining, with the adjoining kitchen conveniently positioned off to the side. The kitchen is fitted with a gas hob and a generously sized fridge and freezer. Please note that a washing machine and other additional appliances are not provided.

The property offers two well-proportioned bedrooms, one of which benefits from useful fitted storage. Completing the accommodation is a modern, neutrally presented bathroom, finished in a clean white suite.

Further benefits include one allocated parking space, an internal garage and a secure, lockable external storage cupboard, ideal for storing bicycles or garden equipment. To the rear, there is also a small, enclosed outdoor space, accessed via a side gate, providing a convenient spot to enjoy some fresh air.

Directions from Aston Knowles
From Aston Knowles, 8 High Street, Sutton Coldfield (B72 1XA), head north-east out of Sutton Coldfield towards Lichfield. Follow the A5127 through Shenstone and continue towards Lichfield. On reaching Lichfield, follow the signs for the WS14 area and continue towards Hardy Place. Turn into Hardy Place, where number 8 is located.

Terms
Council Authority: Lichfield District Council
Council tax band: B
Average area Broadband speed: Approx. 190 Mbps download speed (up to 1,000 Mbps available in the postcode).

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

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

Disclaimer
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the tenancy.



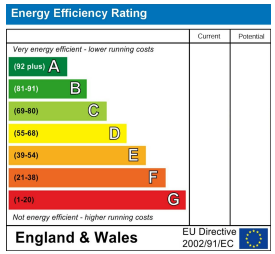






- Photographs taken: November 2026
- Particulars prepared: November 2026

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8 High Street, Sutton Coldfield, B72 1XA

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