

22 SANDFIELD MEADOW
LICHFIELD
WS13 6NH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

SUMMARY

A family home, designed for both comfort and functionality.

Ground floor:

- Entrance hallway
- Living room
- Guest WC
- Dining room
- Kitchen and breakfast room
- Utility Room
- Staircase to first floor with large feature window for natural light to flood the stairway

First Floor:

- First floor landing
- Principle bedroom with built in closets and ensuite shower room with double glazed windows, overlooking the rear garden
- Bedrooms two and three with built in closets
- Bedroom four
- Family bathroom
- Airing cupboard

Gardens and Grounds:

- Brick paved driveway
- Stone paved patio area for alfresco dining in the rear garden
- Mostly laid to lawn private and secure rear garden
- Workshop/ studio

EPC Rating: C

Approximate floor area 1054.86 Sq. ft or 98 Sq.mtrs

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 delightful property is ideally situated for the centre of Lichfield, with easy access to the areas many facilities and the road and rail links which connect the regions towns and cities. Within 20 miles or so are attractions as diverse as the Birmingham and Fazeley Canal, Calke Abbey, The National Memorial Arboretum and Chasewater steam railway.

Lichfield itself has an extensive range of shops while the choice of restaurants, cafes, bars and pubs is equally wide. You're well served for leisure too, with sports centres offering activities such as swimming, squash and keep fit, several golf clubs in the area, somewhere for tennis and bowls, football and fishing.

Schooling in the area includes The Friary, Christchurch, Lichfield Cathedral school and King Edward VI are just a few of the local schools with excellent reputations. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

There is A461 links to both the A5 and A38, with direct access to the central motorway network and their regular rails service from Lichfield into Birmingham New Street, from where you can get trains to London Euston as well.

Description

Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the rest of the home, featuring tasteful decor and abundant natural light. The layout flows effortlessly from one room to the next, providing a welcoming atmosphere throughout.

The living room offers an elegant space, ideal for both relaxing and entertaining, with ample room for comfortable seating and an inviting ambiance. The dining room is perfect for hosting family dinners or intimate gatherings, with easy access to the kitchen and breakfast room, ensuring a seamless entertaining experience.

The ground floor also includes a convenient guest WC, designed with practicality in mind. The kitchen and breakfast room features ample storage. The utility room is tucked away nearby, offering additional space for laundry and storage needs.

The staircase leads to the first floor, where a large decorative window floods the stairway with natural light, enhancing the welcoming atmosphere as you ascend.

On the first floor, the principle bedroom is a comfortable retreat, featuring built-in closets for ample storage and a private ensuite shower room. Double-glazed windows overlook the peaceful rear garden. Bedrooms two and three also feature

built-in closets, providing plenty of storage and comfortable spaces for family or guests. Bedroom four is equally versatile, perfect as a guest room, home office, or playroom. The family will enjoy the modern family bathroom, conveniently located to serve all bedrooms. For additional convenience, an airing cupboard is located on the first floor, offering a practical storage solution.

Gardens & Grounds

Outside, the home is surrounded by a well maintained garden. The brick-paved driveway provides ample parking space and leads to the entrance of the home, offering both convenience and curb appeal. The ornate stone-paved patio area in the rear garden is perfect for alfresco dining or simply enjoying the outdoors in style. The rear garden is mostly laid to lawn, providing a private, secure, and expansive area for relaxation, play, or gardening.

A workshop/studio adds extra versatility to the property, ideal for those who enjoy creative pursuits or need additional storage or workspace.

Directions from Aston Knowles

From the agents office, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 1st exit onto London Rd/A38, at Swinfen Interchange take the 2nd exit onto London Rd/A5206, turn left onto Lichfield Southern Byp/A461, at the roundabout take the 2nd exit onto Falkland Rd/A461, at the roundabout take the 2nd exit onto Sainte Foy Ave/A461, turn left onto The Whytmore, turn left onto Heatecot Pl, turn left onto Parsons View and the property will be on your left at the end of the cul-de-sac.

Distances

- Lichfield - 1.0 miles
- Sutton Coldfield - 9.6 mile
- Birmingham - 18.4 miles
- Birmingham International/NEC - 20.1 miles
- M6 - 12.0 miles
- M6 Toll - 15.1 miles
- A461 - 4.6 miles
- A38 - 8.1 miles

(Distances approximate)

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Terms

Local Authority: Lichfield Council





Tax Band: E
Broadband Average Area Speed: 67 Mbps

Services

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

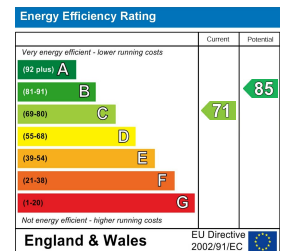
Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 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 sale.

Photographs taken: February 2025
Particulars prepared: February 2025



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