



The Coach House, Wissage Road, Lichfield, WS13 6SW

 Parker
Hall

Set within walking distance to the heart of Lichfield is this architect designed detached coach house, showcasing deceptively spacious interiors, two double bedrooms and south facing courtyard garden. Offered with no upward chain, this individual character conversion has been finished to a superb specification and features a bespoke oak staircase, oak doors throughout, under floor heating to the ground floor a contemporary kitchen with integral appliances and Corian worktops. The interiors comprise briefly two reception rooms, open plan kitchen, utility and cloakroom to the ground floor, with two double bedrooms and a family bathroom to the first floor. Outside, there is gated access to parking at the rear of the property and a charming walled courtyard enjoys much privacy and a southerly aspect. Ideal as a downsize, lock-up-and-go or young professionals home, a viewing of The Coach

House is highly advised to appreciate the uniqueness of the property and location offered.

The Coach House is set within a short walk of the city centre in a peaceful and secluded spot. The centre of Lichfield is a home to a range of shops, pubs, supermarkets, restaurants and leisure facilities including Beacon Park, a picturesque area of public parkland and play areas, as well as the famed Medieval Cathedral. The property is well placed for travel on the A38 and M6 Toll, regular public bus routes run nearby and two rail stations within walking distance provide direct links to Birmingham and London (in 80 minutes). Birmingham International Airport is also within an easy drive. The property lies within catchment for St Michaels Primary School which feeds into King Edwards VI High School.

- Individual Character Conversion
- Wealth of Features & Superb Specification
- No Upward Chain
- Sitting Room with Open Fire
- Open Plan Kitchen & Dining Room
- Utility & Cloakroom
- Two Double Bedrooms & Bathroom
- Gated Entrance to Parking
- Courtyard Garden & Brick Outbuilding
- Double Glazing & Mains Gas CH
- Under Floor Heating to Ground Floor
- Walking Distance to City Centre
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

A recessed porch with oak entrance door opens into:

Open Plan Kitchen 4.4 x 2.5m (approx. 14'4 x 8'2)

Having been bespoke designed, the kitchen comprises a range of base units with Corian worktops over housing inset sink with side drainer, integral dishwasher, integral gas hob with extractor above and full height units housing a larder cupboard and integral appliances including

oven, combination microwave oven, fridge and freezer. Orangery style skylights provide plenty of natural light, bifold doors open to the garden and hidden oak doors open into:

Utility

Fitted with base and full height units housing space for a washing machine. The **Utility** houses the mains gas boiler and has upper level storage

Cloakroom

Fitted with circular wash basin and wall hung WC, with tiled flooring and a window to the side

Dining Room 5.5 x 4.2m (approx. 18'0 x 13'9)

From the Kitchen, an opening leads into this spacious reception room, having a patio door opening out to the garden, engineered oak flooring and an oak staircase rising to the first floor accommodation. Leading into:

Sitting Room 4.4 x 4.2m (approx. 14'4 x 13'9)

Another well presented reception room having windows to one side, double doors out to the garden and a stone hearth housing an open fire with a retractable glass surround. This room was originally the carriage house of the coach house





A feature circular oak staircase rises to the first floor **Landing**, having a Velux skylight, exposed brickwork and doors opening into:

Master Bedroom 4.3 x 4.2m (approx. 14'2 x 13'11)

A spacious double bedroom having double doors to a Juliette balcony, a skylight, exposed beams

and a range of fitted wardrobes providing ample storage space

Bedroom Two 4.2 x 3.1m (approx. 13'11 x 10'0)

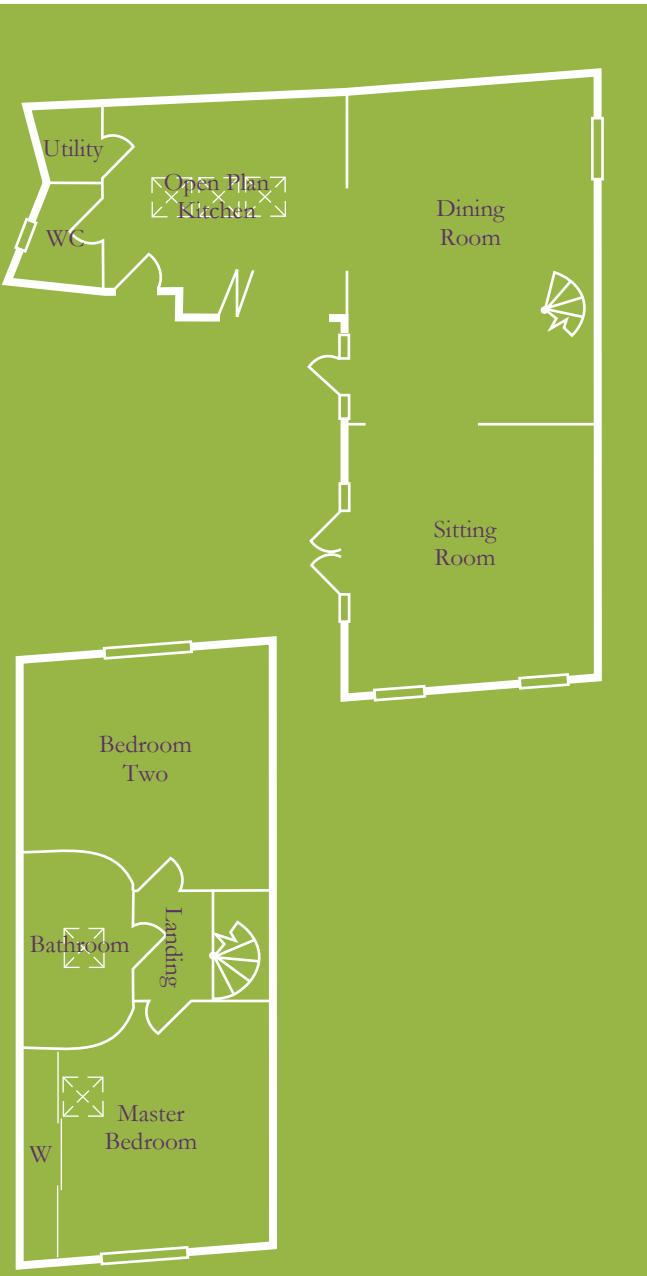
Another double room having window to the side and exposed beams



Family Bathroom

Comprising a contemporary suite having circular wash basin, wall hung WC, double ended bathtub set to surround and an oversized shower cubicle, with slate tiled flooring, tiled splash backs, a heated towel rail and a skylight





General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.