



55 Birmingham Road, Lichfield, WS13 6PG



Enjoying a prime position in the heart of character Lichfield is this elegant Victorian residence, benefitting from spacious reception rooms, an extended kitchen and four excellent double bedrooms, set on a superb plot including private off road parking and secluded rear gardens. Showcasing period features throughout including intricate Minton flooring, traditional fireplaces and original sash windows, this imposing semi detached home offers extended accommodation and the added convenience of the comprehensive array of amenities this historic city has to offer. The interiors comprise briefly entryway and reception hall, two reception rooms and open plan family kitchen to the ground floor, with a

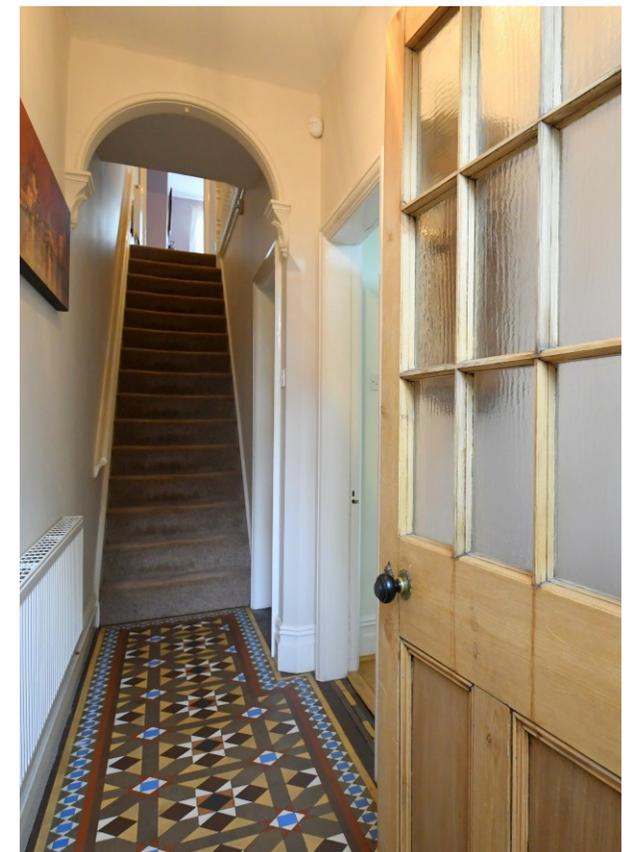
master suite to the second floor serviced by a private en suite and three further double bedrooms to the first floor. Outside, the secluded rear garden extends to a generous size and there is private parking for two vehicles to the front aspect. The property is serviced by mains gas central heating by the boiler which was refitted 3 years ago.

Set just minutes walk from the centre of Lichfield, the property is ideally placed for local amenities, schools, commuter roads and rail stations. Within the character city centre of Lichfield are a range of shops, cafes and restaurants, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned

Beacon Park, 70 acres of public gardens, woodland and play areas.

The city is placed for convenient travel along the A515, A38 and M6 Toll, there are two rail stations (Trent Valley and Lichfield City) both providing direct links to Crewe, Birmingham and London, and the International airports of Birmingham, East Midlands and Manchester are all within a comfortable drive. The property lies within a superb catchment area for state schools including King Edwards and The Friary as well independent schools including the Cathedral School, Repton and Abbots Bromley.

- Exceptional Victorian Residence
- Desirable City Centre Location
- Wealth of Period Features throughout
- Extensive Family Accommodation
- Two Spacious Reception Rooms
- Impressive Open Plan Family Kitchen
- Reception Hall with Minton Flooring
- Four Excellent Double Bedrooms
- En Suite & Luxury Bathroom
- Secluded Gardens
- Private Off Road Parking
- Walking Distance to Amenities & Rail Stations
- Superb School Catchment Area



The front door opens into a traditional entryway, having stripped pine door and stunning original Minton flooring extending into:

Reception Hall

The staircase rises to the first floor and doors open into:

Sitting Room 4.5 x 3.7m (approx. 14'7 x 12'0)

An attractively presented living space having bay window to the front, engineered oak flooring and a period gas fireplace set to granite hearth. The chimney is open for the installation of an open fire or wood burning stove

Dining Room 3.9 x 3.8m (approx. 12'8 x 12'6)

Another generous reception room having a window to the rear, engineered oak flooring and a beautiful period fireplace. A stripped door opens into:

Open Plan Family Kitchen 6.3 x 3.2m (approx. 20'8 x 10'5)

Having been extended to create a spacious kitchen with living/dining space to one end. The **Kitchen** comprises a range of wooden wall and base units with complementary worktops over, housing an inset sink with side drainer, integral dishwasher and washing machine, recess housing a range cooker and space for a fridge freezer. There is a window to the side and a door opens to a useful under stairs storage cupboard. Tiled flooring extends into the **Family Room** where there is a window to the rear, door out to the gardens and double doors open to a fitted pantry cupboard





Stairs rise to the first floor **Landing**, where doors open into the bedrooms and bathroom and a further staircase rises to the second floor:

Master Bedroom 5.1 x 3.9m (approx. 16'9" x 12'10")

A spacious double room having skylight to the rear and fitted furniture including double wardrobes, a dressing table and shelves. A door opens into:

En Suite

Comprising fitted wash basin, WC and shower, with tiled flooring, tiled walls and a skylight

Bedroom Two 4.9 x 4.5m (approx. 15'11" x 14'7")

Set to the front of the property and enjoying a pleasant outlook over a communal garden and mature foliage, this spacious double room has both bay and sash windows to the front, a period fireplace and a range of fitted wardrobes with storage above

Bedroom Three 4.0 x 3.2m (approx. 13'0" x 10'4")

Having window to the rear, a period fireplace and fitted storage housing the Worcester boiler which was refitted around three years ago

Bedroom Four 3.9 x 3.0m (approx. 12'8" x 9'10")

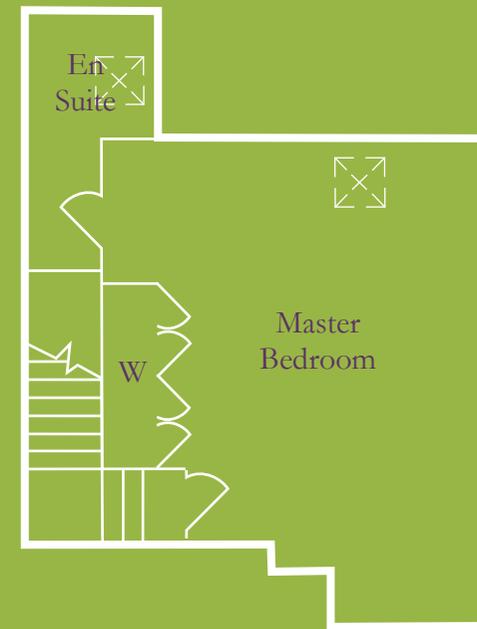
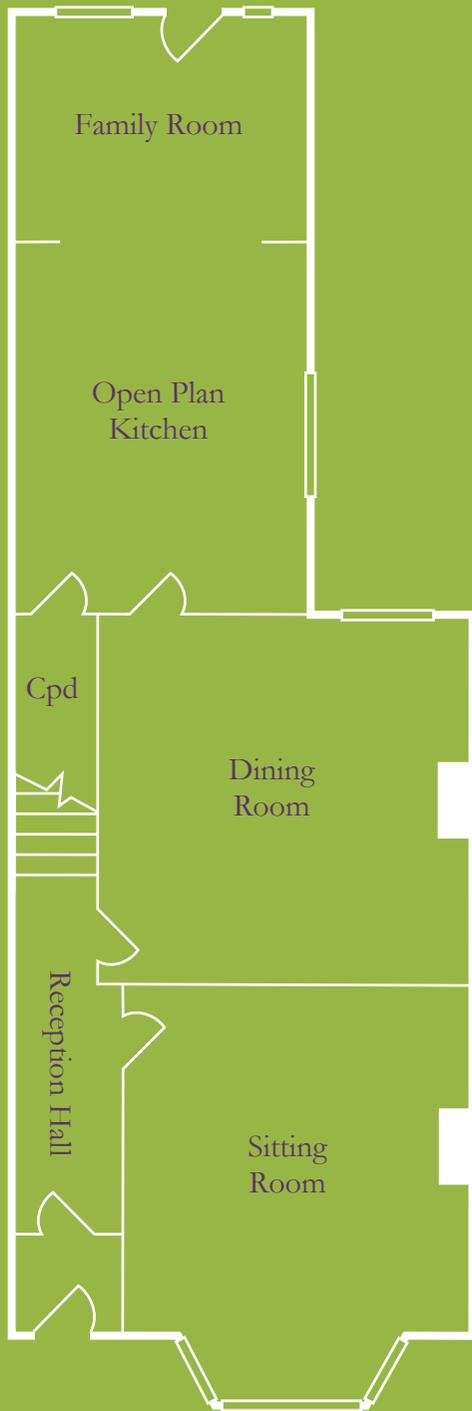
A fourth double room having window to the rear and a period fireplace

Luxury Bathroom

Comprising a traditional suite having marble topped vanity unit housing inset sink, WC and double ended bathtub with rainfall showerhead over, with tiled flooring, tiled walls, window to the side and a heated towel rail









Outside

The property sits at a regal elevated position back from the road beyond a block paved driveway which provides parking for two vehicles. Gated access to the side gives private access into the rear garden

Secluded Gardens

Enjoying privacy to all sides, the rear garden extends to a generous size and is beautifully landscaped to provide a paved courtyard for outdoor seating, shaped lawns and well stocked borders. There is exterior lighting and a water point and a further pergola leads to the top of the garden where there is another secluded terrace

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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.