



17 Sturgeons Hill,
Lichfield WS14 9AW

Downes & Daughters
ESTATE AGENCY

17 Sturgeons Hill, Lichfield WS14 9AW £450,000

A three storey Victorian delight in a central location only a short walk from Lichfield City Centre, falling within the King Edward's catchment area. With views toward St Michael's Church and retaining many of its period features, this attractive home is tastefully presented with a blend of contemporary styling and inherent historic charm. The ground floor offers an entrance hallway with Minton tiled floor, an elegant living room with gas fire and stylish shelving, dining / family room opening in to a refitted kitchen and utility. There is a useful cellar for storage and the upper floors boast three bedrooms and a luxury bathroom in-keeping with the period style. Externally there is the rare benefit of side vehicular access, extensive parking, detached workshop/office and a lawn and patio rear garden.

Having been sympathetically renovated by the current owners this property really must be viewed to appreciate its abundant character and charm and its enviable central location.

GROUND FLOOR

Entrance Hallway With Minton Tiled Floor • Living Room • Dining / Family Room • Kitchen • Utility

CELLAR

Running Underneath The Stairs & Hallway

FIRST FLOOR

Elegant Landing • Bedroom One (high quality fitted wardrobes) • Bedroom Two • Luxury Bathroom

SECOND FLOOR

Bedroom Three (double aspect with eaves storage)

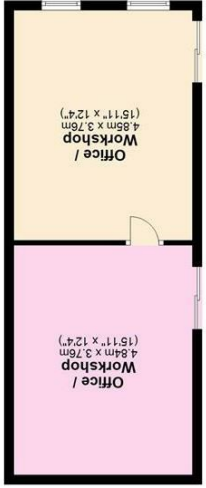
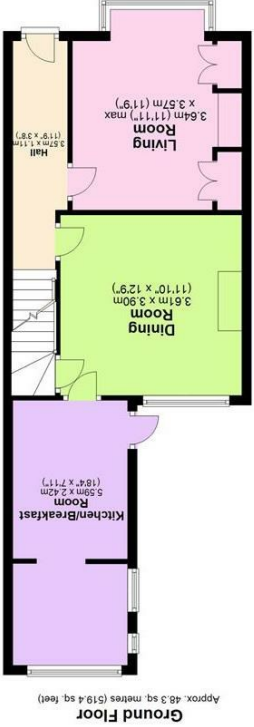
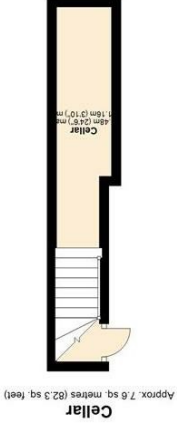
OUTSIDE

Low Maintenance Fore Garden • Side Vehicular Access • Substantial Rear Parking Area
• Detached Workshop/Office/Gym • Lawn & Patio Rear Garden





5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Total area: approx. 165.5 sq. metres (1781.8 sq. feet)

Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current		
Minimum		
Maximum		
75		
45		



Not All Agents Are Equal...