



WISTERIA
HOUSE

Wisteria House, 21 The Friary, Lichfield, Staffordshire,
WS13 6QH

Bill Tandy
and Company

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

Wisteria House, 21 The Friary, Lichfield, Staffordshire, WS13 6QH

£1,329,000

Bill Tandy and Company are delighted in offering for sale this exceptional home perfectly positioned on one of Lichfield's most prestigious addresses, this exceptional 1950s detached family home presents a rare opportunity to acquire a residence of remarkable scale, style and setting. Just moments from the cathedral city centre and the historic Bowling Green Island, the property enjoys an enviable blend of privacy, convenience and architectural charm. A Home of Substance and Sophistication Beautifully extended, thoughtfully modernised and meticulously maintained, the property showcases an impressive fusion of period character and contemporary luxury. Every detail has been considered with high end fitting, resulting in a home that feels both timeless and effortlessly refined. The residence is approached via substantial stone and brick pillars and electric iron gates offering both security and privacy with an additional pedestrian gate. The driveway is of tumbled block paving with granite sets to the front and surround.— a fitting introduction to the quality found within. Exceptional Living Spaces Extending to just under 3,000 sq ft, to comprise ground floor porch, hall, guests cloakroom, through sitting room, family room, superbly updated family dining kitchen, utility and conservatory. To the first floor are five double bedrooms, en suite, and a main family bathroom. The property is approached via a generously sized parking with gates. There are superbly well maintained and cared for front and rear gardens, with the added benefit of a artc cabin - ideal for entertaining or for working from home. Viewings are strongly encouraged to understand the exceptional lifestyle this property offers.



LOCATION

The property is superbly located on the highly sought after road of The Friary, only a short distance away from the cathedral city centre of Lichfield. Lichfield provides superb access for commuters with rail access to London, Manchester and Birmingham whilst the city centre itself offers various thriving bars and restaurants which includes the Michelin starred restaurant Upstairs by Tom Shepherd. Facilities include the award winning Beacon Park, Lichfield cathedral and the Cathedral private school and road links including the M6 toll, A5, A38 and M6.

ENTRANCE PORCH

approached via a traditional door and surround with leaded canopy, mosaic tiled floor and stained glass door opening to:

RECEPTION HALL

having feature solid oak herringbone floor, ornate cast-iron radiator, double glazed sash window to rear, feature plaster coving, stairs to first floor with under stairs store cupboard and doors open to:

GUESTS CLOAKROOM

having a Heritage suite comprising pedestal wash hand basin with traditional tiled splashback surround and low flush W.C., tiled floor, radiator, obscure double glazed sash window to rear, spotlighting and cupboard housing the Worcester boiler.

THROUGH SITTING ROOM

7.60m x 3.62m max (3.10m min) (24' 11" x 11' 11" max 10'2" min) having double glazed sash windows to front and rear, solid oak herringbone floor, two radiators, feature plaster coving and the feature and focal point of the room is the fireplace having a stone hearth, surround and mantel housing a cast-iron log burner. Door opens to:

SUPERB DOUBLE GLAZED CONSERVATORY

3.70m x 3.35m (12' 2" x 11' 0") having French doors to rear garden patio, tiled floor, radiator and ceiling blinds.

FAMILY ROOM

3.82m max x 3.65m (12' 6" max x 12' 0") this stunning 2nd reception room is an ideal pace as a family room, presented in a heritage style having Amtico herringbone floor, feature ornate cast-iron radiator, two double glazed sash windows to front, provision for wall mounted T.V., feature plaster coving, feature gas fire with Victorian style tiled cast-iron insert with hearth, surround and mantel above and there is recessed shelving and storage to the side.

FAMILY DINING KITCHEN

7.42m x 5.78m (24' 4" x 19' 0") this stunning kitchen has been sympathetically improved and modernised with a feature glass extension providing a generous entertaining space. There is tiled flooring, ceiling spotlighting, double glazed window overlooking the garden, French doors to patio space, three radiators, ivory Oak Shaker style base cupboards and drawers with black granite work tops above, large central island with ideal space for stools with granite top, ceramic Belfast sink with swan neck mixer tap, integrated dishwasher, wall mounted cupboards, larder cupboards with space for American style fridge/freezer and space for range cooker. Door opens to:



UTILITY ROOM

3.53m max x 2.52m (11' 7" max x 8' 3") having double glazed door to side, tiled floor, radiator, base cupboard with round edge work top above, wall cupboards, inset stainless steel sink, spaces for washing machine and tumble dryer and door to double garage.

FIRST FLOOR LANDING

having double glazed sash window to front, column radiator, light tunnel and loft access with pulldown ladder leading to part boarded loft space ideal for storage. Doors open to:

BEDROOM ONE

5.57m x 4.52m (18' 3" x 14' 10") having three double glazed sash windows to front, cast-iron column radiator, feature plaster coving, store cupboard and two sets of double fitted wardrobes. Door opens to:

EN SUITE SHOWER ROOM

2.70m x 2.65m (8' 10" x 8' 8") having an obscure double glazed sash window to rear, radiator, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., twin ended bath and shower cubicle with shower appliance over and spotlighting.

INNER LOBBY

having obscure double glazed sash window to rear and double doors open to WALK-IN WARDROBE being a bespoke fitted wardrobe space with hanging rails and shelving and access to bedroom two.

BEDROOM TWO

4.11m x 3.62m (13' 6" x 11' 11") having two double glazed sash windows to rear, column radiator and coved ceiling.

BEDROOM THREE

4.32m max x 3.12m (14' 2" max x 10' 3") having two double glazed sash windows to rear, radiator and double doored built-in wardrobe.

BEDROOM FOUR

3.66m x 3.21m max (12' 0" x 10' 6" max) having double glazed sash windows to front, radiator and contemporary fitted wardrobes and desk/dressing table.



BEDROOM FIVE/OFFICE

3.67m x 2.71m (12' 0" x 8' 11") having two double glazed sash windows to front, radiator and coving.

FAMILY BATHROOM

superbly improved and modernised to a high standard and having two obscure double glazed sash windows to rear, stunning tiled floor with matching tiled walls, chrome towel rail, airing cupboard, column radiator heated towel surround, Baywater vanity unit with base storage, marble top and inset wash hand basin, Baywater low flush W.C., roll top bath with mixer tap, double shower enclosure with power shower complimented with a waterfall shower head and additional shower head attachment.

OUTSIDE

One of the distinct features of the property is its generously sized and private plot with stunning grounds to front and rear and being superbly located a short walking distance away from Lichfield city centre. With CCTV system, intercom for the electric gates and alarm system. The outside comprises:

GARDENS

There is a generous shaped lawned fore garden with well stocked mature borders with low level shrubs, conifers and trees providing screening. One of the distinct features of the property is the superb private rear garden having generous paved patio spaces with an array of areas for entertaining, generous shaped lawn with mature trees, conifers and shrubs, additional paved terrace with wooden pergola, gravelled garden and access to:

ARCTIC CABIN: this superb addition set to the right corner of the garden provides a superb entertaining area or working from home space and offers a bar area, high quality internal barbecue unit, bench seating, wi-fi connection, consumer unit and LED lighting. It also has the balance of its warranty.



PARKING

Double opening wrought-iron gates to front provide access to a generous size block paved driveway providing parking for numerous vehicles, further front pedestrian gate, side gate to rear garden and access to front entrance door and double garage.

DOUBLE GARAGE

With two hard wood entrance doors to front, inner courtyard door to utility room, light and power supply, newly updated consumer unit.

COUNCIL TAX

Band G.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



INDEPENDENT PROFESSIONAL ESTATE AGENTS

WISTERIA HOUSE, 21, THE FRIARY LICHFIELD WS13 6QH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2026

3 Bore Street, WS13 6LJ
 lichfield@billtandy.co.uk
 Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS