



4 Vale Close, Lichfield, Staffordshire, WS13 7LJ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

4 Vale Close, Lichfield, Staffordshire, WS13 7LJ

£930,000

Bill Tandy and Company are delighted to offer for sale this superbly presented, extended and upgraded detached family home offering a wealth of accommodation on this desirable small and select cul de sac of Vale Close. Located off Gaiafields Road the location enjoys close proximity to the cathedral city centre of Lichfield, and nearby walks to the cathedral and Stowe Pool. The property briefly comprises porch, reception hall, guests cloakroom, lounge with inglenook fireplace, sitting room, dining room, study, breakfast kitchen with access to garden and utility room. To the first floor off the generously sized landing are five bedrooms, family bathroom and two en suite facilities. One of the distinct features of the property is its main bedroom having a picture window to the rear dressing room. Outside there are front and rear gardens, there is ample parking and a double garage. This desirable and peaceful district of Lichfield is perfectly located within walking distance of all the amenities within the cathedral city centre, and is ideal for commuting with nearby access to the Lichfield City and Trent Valley railway stations giving access to Birmingham and London. Early viewings are highly recommended to take full advantage of this rare opportunity.



ENTRANCE PORCH

approached via a composite front entrance door flanked by windows each side and having tiled floor and internal door to:

RECEPTION HALL

having stairs to first floor, oak wooden floor, radiator and doors open to:

GUESTS CLOAKROOM

with vanity unit with inset wash hand basin and tiled surround, low flush W.C. and radiator.

LOUNGE

5.49m x 4.11m max (3.24m min) (18' 0" x 13' 6" max 10'8" min) having double glazed window to front, radiator and the feature and focal point of the room is a superb inglenook fireplace with double glazed windows either side and a cast-iron wood burning stove set on a tiled hearth.

SITTING ROOM

3.49m x 3.22m (11' 5" x 10' 7") having double glazed French doors opening out to the rear garden, double glazed window to sides, oak wooden floor, contemporary wall mounted gas fire and door to:

DINING ROOM

3.40m x 2.61m (11' 2" x 8' 7") having granite tiled floor, double glazed window, radiator and useful under stairs store cupboard. An opening leads through to the dining kitchen.

STUDY

3.74m x 2.64m (12' 3" x 8' 8") having double glazed window to front and radiator.

BREAKFAST KITCHEN

5.28m max x 4.84m max (17' 4" max x 15' 11" max) having double glazed windows overlooking the rear garden, French doors to patio, ceiling spotlighting, tiled flooring, a comprehensive range of units comprising base cupboards and drawers surmounted by granite work tops, inset stainless steel one and a half bowl sink, Neff five ring gas hob with extractor above, Neff oven and integral Neff microwave, integrated dishwasher, further glazed display cabinets, space for American style fridge/freezer and radiator. Door to:

UTILITY ROOM

3.60m x 1.37m (11' 10" x 4' 6") having double glazed window to rear, obscure double glazed door to side, tiled flooring, radiator, door to garage, base cupboards with round edge work tops above, matching wall mounted storage cupboards, stainless steel sink, Worcester boiler and space for washing machine.



GOOD SIZED FIRST FLOOR LANDING

having space for desk or dressing table, double glazed window to front, radiator, loft access and doors open to:

BEDROOM ONE

5.37m max x 5.01m (17' 7" max x 16' 5") having double glazed picture window to rear with double glazed windows either side, comprehensive range of fitted bedroom furniture comprising wardrobes, cabinets, bedside cabinets and chests of drawers. Door to:

DRESSING ROOM

3.82m x 1.37m (12' 6" x 4' 6") having obscure double glazed window to side, fitted bedroom furniture comprising dressing table and drawers, two built-in double wardrobes and door to:

EN SUITE ONE

2.84m x 2.43m (9' 4" x 8' 0") having obscure double glazed window to front, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.

BEDROOM TWO

3.75m x 3.29m (12' 4" x 10' 10") having double glazed window to front, radiator and superb range of fitted bedroom furniture comprising three sets of wardrobes, bedside cabinets and dressing table. Door to:

JACK AND JILL EN SUITE

3.25m x 1.61m (10' 8" x 5' 3") serving bedrooms two and three and having obscure double glazed window to side, radiator and modern white suite comprising circular shaped wash hand basin with mixer tap set on a vanity unit, low flush W.C. and shower cubicle with shower appliance over and tiled surround. Door to bedroom three.



BEDROOM THREE

4.28m x 2.40m (14' 1" x 7' 10") having double glazed window to rear and radiator.

BEDROOM FOUR

3.59m max x 3.35m (11' 9" max x 11' 0") having double glazed window to rear, radiator and built-in wardrobes with sliding mirrored doors.

BEDROOM FIVE

3.78m x 2.63m (12' 5" x 8' 8") having a comprehensive range of fitted bedroom furniture comprising wardrobes, bedside cabinets, drawers and over-bed storage, double glazed window to front and radiator. Door to main bathroom.

FAMILY BATHROOM

2.82m x 2.26m (9' 3" x 7' 5") accessed from both the landing and bedroom five and having an obscure double glazed window to front, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath and shower cubicle with shower appliance over.

OUTSIDE

The property enjoys a commanding position at the head of this desirable cul de sac, and has a block paved driveway to the front leading to the double garage.



DOUBLE GARAGE

5.10m x 4.97m (16' 9" x 16' 4") approached by an electrically operated up and over door and having light and power supply and door to utility room. There is a shaped lawned foregarden and pathway leading to the front entrance door. To the rear of the property is a generously sized paved patio with retaining walls with lighting and shaped lawn set beyond with corner paved terrace, well stocked borders with mature shrubs and trees and side gated access.

COUNCIL TAX

Band G.

FURTHER INFORMATION

Mains drainage, water, gas and electricity connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(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.

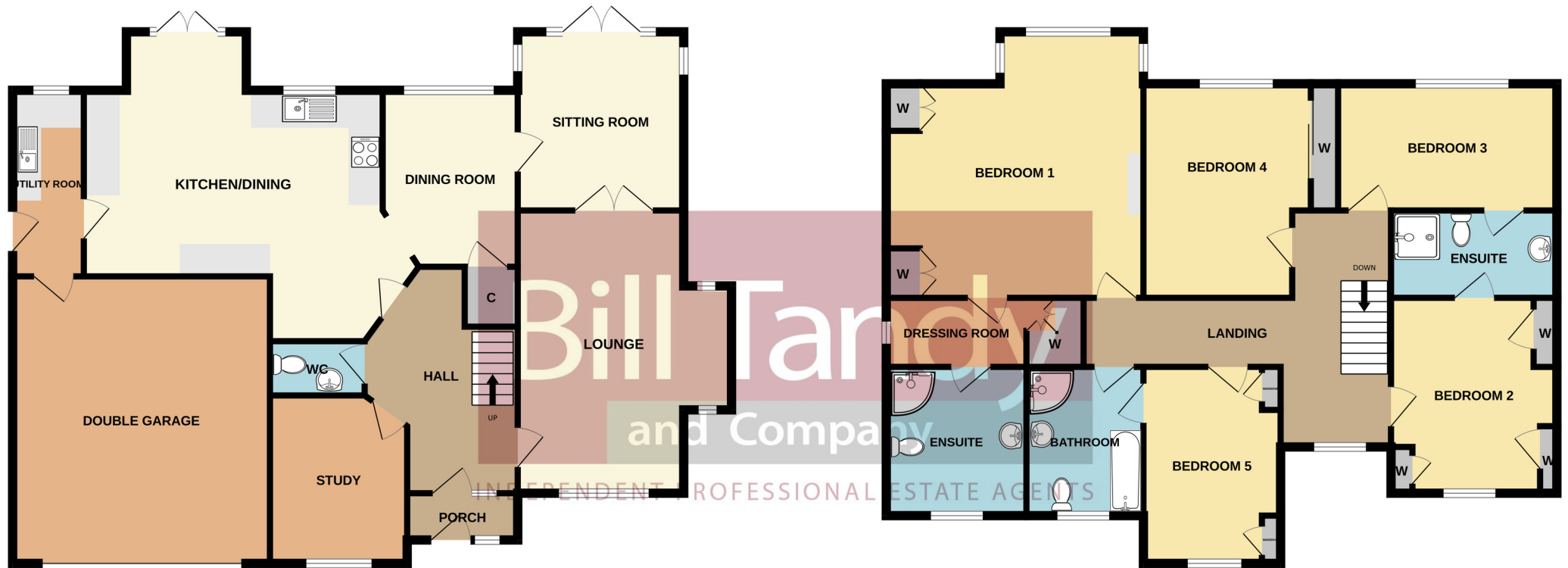
VIEWING

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



4, VALE CLOSE, LICHFIELD, WS13 7LJ

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.
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