



7 Grosvenor Close, Lichfield, Staffordshire, WS14 9SR

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 7 Grosvenor Close, Lichfield, Staffordshire, WS14 9SR

# £565,000

Bill Tandy and Company are delighted in offering for sale this superbly presented detached family home located on the sought after cul de sac of Grosvenor Close off Quarry Hills Lane. The property is superbly positioned on the south side of Lichfield in a prestigious location in the sought after catchment for King Edward's school and being close to Lichfield city centre. The property itself, which we strongly urge is viewed internally to be fully appreciated, is offered with the benefit of no upward chain and the accommodation comprises porch, hall, guests cloakroom, generously sized lounge, separate dining room, family room/study, breakfast kitchen, utility room, four first floor bedrooms one having an en suite shower room, and main bathroom. One of the distinct features of the property is its generously sized parking area leading to the garage, and there are generously sized gardens to front, side and rear. The location is ideal for commuting with nearby access to A38, A5 and M6 toll road, whilst train line access is available from Lichfield City and Trent Valley stations to London, Birmingham and Manchester.



### ENTRANCE PORCH

approached via a double glazed entrance door and having double glazed windows to front and side, tiled floor and internal door to:

### RECEPTION HALL

having stairs to first floor with under stairs storage recess, radiator and doors to:

### GUESTS CLOAKROOM

having an obscure double glazed window to front, radiator and suite comprising wall mounted wash hand basin with tiled surround and low flush W.C.

### LOUNGE

5.96m x 3.79m (19' 7" x 12' 5") having double glazed sliding patio doors to rear garden, two radiators, feature fireplace having a stone hearth with exposed brick surround and mantel above and door to garage.

### DINING ROOM

4.00m x 2.55m (13' 1" x 8' 4") having a double glazed diamond shaped window to side, window to front overlooking the porch, radiator and glazed feature providing views of the reception hall.

### SNUG/FAMILY ROOM

3.92m x 2.72m max (12' 10" x 8' 11" max) this versatile third reception room is currently used as a snug having double glazed bow window to front and radiator.

### KITCHEN

3.54m x 3.09m (11' 7" x 10' 2") having double glazed window to rear, radiator, a range of base storage cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel sink unit, inset Neff oven with Smeg four ring gas hob and extractor fan above and spaces ideal for white goods. Door to:



### UTILITY ROOM

having double glazed windows overlooking the garden, door to patio, base and wall mounted storage cupboards, space for washing machine, round edge work top with inset stainless steel sink, tiled splashback surround, larder style cupboard and wall mounted Worcester boiler.

### FIRST FLOOR LANDING

having loft access, airing cupboard and doors lead off to:

### BEDROOM ONE

3.48m x 3.38m (11' 5" x 11' 1") having double glazed window to rear, radiator, built-in wardrobes with two sets of double doors and door to:

### EN SUITE SHOWER ROOM

having an obscure double glazed window to side, radiator, vanity unit with inset wash hand basin with tiled surround and storage below and shower cubicle with shower appliance over.

### BEDROOM TWO

4.20m x 2.84m (13' 9" x 9' 4") having double glazed window to front and radiator.



### BEDROOM THREE

3.33m max (3.02m min) x 3.00m max (2.41m min) (10' 11" max 9' 11" min x 9' 10" max 7' 11" min) having double glazed window to rear and radiator.

### BEDROOM FOUR

3.64m x 2.15m (11' 11" x 7' 1") having double glazed window to front, radiator and fitted bedroom furniture comprising over bed storage and wardrobe and useful over stairs store cupboard.

### BATHROOM

### OUTSIDE

The property is superbly located on the highly sought after cul de sac of Grosvenor Close. To the front of the property is a generous tarmac driveway leading to the garage and there is an additional block paved area ideal for additional parking if required. To the rear of the property is a wide garden space having a paved patio with a substantial shaped lawn set beyond, flower bed borders and low level trees and shrubs for screening. The garden extends to the right hand side with an additional lawned area and side gated access, all enclosed within a fenced and walled perimeter. An additional paved area to the left hand side of the property has space and hardstanding for a greenhouse.



### GARAGE

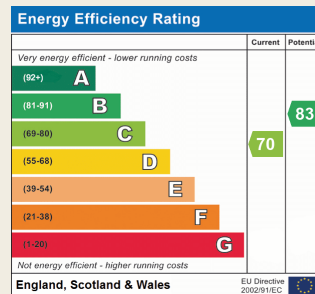
5.23m x 2.73m max (2.42m min) (17' 2" x 8' 11" max 7' 11" min) approached via an up and over entrance door to the front, inner courtesy door to lounge, glazed wooden door to rear garden, loft access and light and power supply.

### COUNCIL TAX

Band F.

### FURTHER INFORMATION/SUPPLIES

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



### 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.

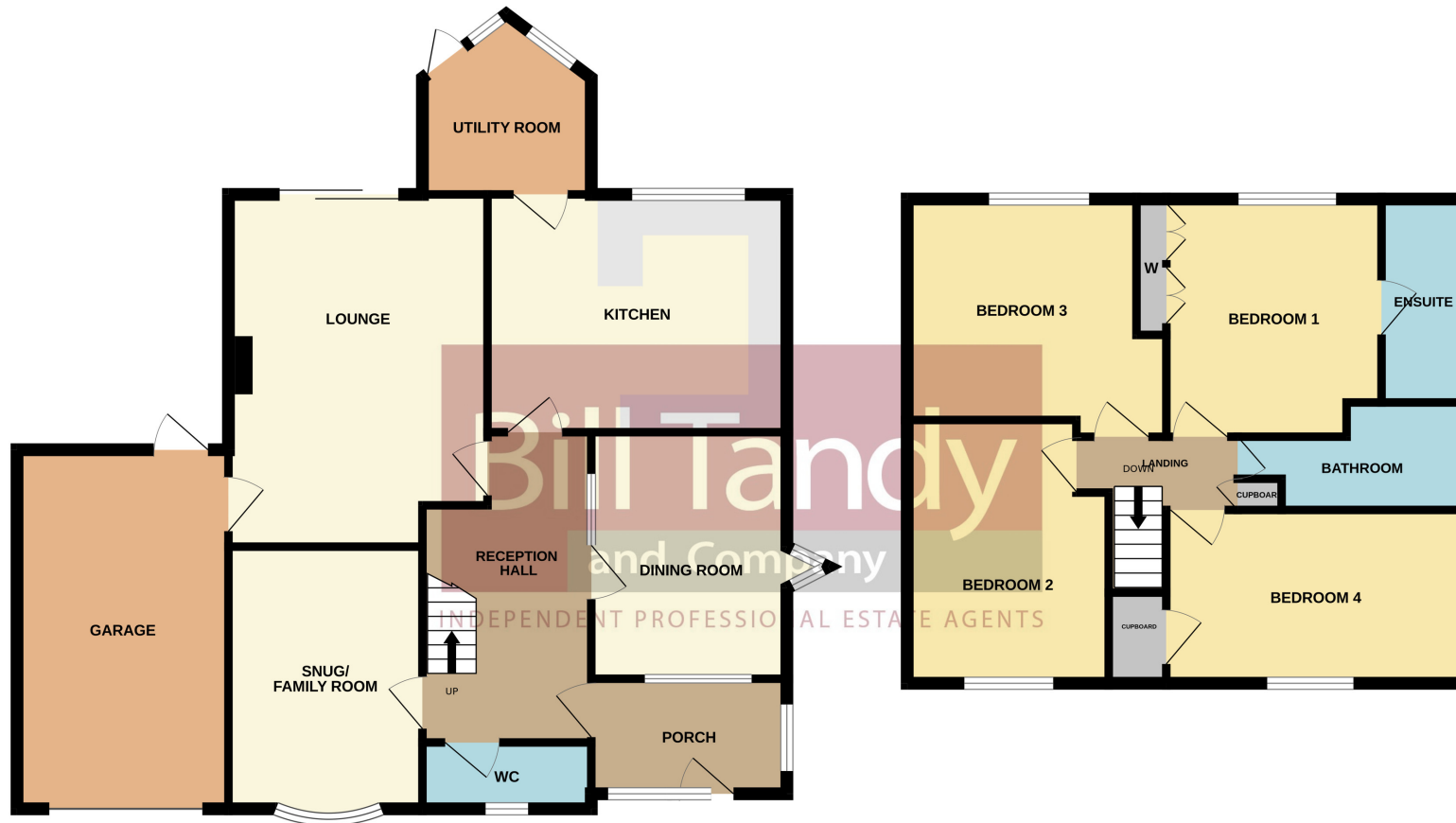
### VIEWING

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](mailto: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



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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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