



7 Vale Close, Lichfield, Staffordshire, WS13 7LJ

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



## 7 Vale Close, Lichfield, Staffordshire, WS13 7LJ

# £795,000

Properties on Vale Close rarely become available, and for this reason we strongly urge prospective purchasers to take full advantage of this rare occurrence to live in one of Lichfield's most sought after settings. Vale Close is a small collection of large executive detached family homes superbly located off Gaiafields Road and Gaia Lane, enjoying a tranquil setting whilst being within a short distance of the cathedral city of centre of Lichfield. The owners have meticulously improved the property over a number of years providing well cared for accommodation inside and out. The generous sized accommodation comprises porch, 'L' shaped hall, guests cloakroom, lounge with inglenook fireplace, dining room, snug, generously sized conservatory, 'L' shaped dining kitchen with useful utility room, four generously sized first floor bedrooms, one being en suite, and generously sized main family bathroom. Outside the vendors have created a superbly designed rear garden, there is parking for numerous vehicles and a double garage. Vale Close is superbly located within a short walk of Lichfield city centre with train line access to Birmingham and Trent Valley station providing access to London. A range of amenities can be found within Lichfield and road networks are in abundance providing access to a number of towns and cities found nearby via the A38, A5 and M6 Toll road. There is also access to two major airports including Birmingham International which is within 19 miles from the property itself, and East Midlands airport within 35 miles.



### PORCH

approached via a composite front entrance door having triple glazed windows to front and side, tiled floor, spotlighting and composite door opens to:

### RECEPTION HALL

having Karndean floor, radiator, stairs to first floor with cleverly built under stairs storage cupboard recess, door to garage and a range of doors open to:

### GROUND FLOOR W.C.

having a contemporary and updated modern suite comprising of vanity unit with inset wash hand basin and low flush W.C. with storage either side, part tiled walls, chrome towel rail and an obscure triple glazed window to side.

### SITTING ROOM

5.74m x 4.28m max (18' 10" x 14' 1") having feature and focal point superb inglenook recessed fireplace with triple glazed windows to either side, exposed brick fireplace with gas fire, seating, tiled hearth and downlighting. There is a radiator, Karndean flooring and sliding double glazed doors to the rear.

### DINING ROOM

3.79m x 2.76m (12' 5" x 9' 1") having Karndean flooring, radiator and double glazed sliding doors opening to:

### 'L' SHAPED CONSERVATORY

5.40m max x 3.71m max (17' 9" max x 12' 2" max) this stunning and generously sized conservatory has a gable end sundial feature, a range of double glazed windows overlooking the garden, French doors to rear, door to side, radiator, additional electric heater and Karndean flooring.

### SNUG/STUDY/BEDROOM FIVE

3.38m x 2.96m (11' 1" x 9' 9") this highly versatile ground floor reception room could be used as an additional bedroom and is presently used as a snug having a half square triple glazed bay window to front, radiator and Karndean floor.

### 'L' SHAPED DINING KITCHEN

4.65m x 4.61m max (15' 3" x 15' 1" max) this superbly re-fitted and improved kitchen has tile look Karndean flooring, radiator, triple glazed windows to rear and side, ceiling spotlighting, a range of base cupboards and drawers surmounted by Corian work tops, seamless matching upstand splashbacks, inset one and a half bowl sink, integrated larder style AEG freezer, Neff fridge and dishwasher, two Neff ovens with warming drawer, four ring induction hob With Neff overhead extractor and wall mounted units with under-unit lighting.



### UTILITY ROOM

2.56m x 1.81m (8' 5" x 5' 11") having an obscure triple glazed door to rear, Karndean flooring, base and wall mounted cupboards with work top, space for washing machine, inset one and a half bowl sink unit, British Gas wall mounted boiler and useful pantry/store.

### FIRST FLOOR LANDING

having useful loft access hatch, linen cupboard and doors open to:

### BEDROOM ONE

4.60m max x 3.89m (15' 1" max x 12' 9") having Karndean flooring, triple glazed window to front set within a square recess, radiator and useful built-in 'L' shaped wardrobe. Door opens to:

### EN SUITE SHOWER ROOM

this modern en suite shower room has an obscure triple glazed window to side, fully tiled and with heated chrome towel rail, Karndean flooring and suite comprising vanity unit with inset wash hand basin, low flush W.C. and corner shower cubicle with Aqualisa shower appliance over and ceiling spotlighting.

### BEDROOM TWO

3.42m x 3.41m (11' 3" x 11' 2") having superb built-in wardrobes with contemporary style doors, triple glazed window to front, radiator and Karndean flooring.

### BEDROOM THREE

3.59m x 2.45m (11' 9" x 8' 0") having built-in wardrobes with contemporary sliding doors, triple glazed window to rear, radiator and Karndean flooring.



## BEDROOM FOUR

3.35m x 2.68m max (11' 0" x 8' 10" max) (presently used as an office) having triple glazed window to rear, radiator and Karndean flooring.

## BATHROOM

2.63m x 2.47m (8' 8" x 8' 1") having an obscure triple glazed window to rear, fully tiled and with chrome heated towel rail, Karndean flooring, ceiling spotlighting, wall mounted storage and modern suite comprising vanity unit with storage and inset wash hand basin, low flush W.C., corner bath with shower head attachment and shower enclosure with Aqualisa shower appliance.

## OUTSIDE

The property is superbly located in the desirable select and small cul de sac of Vale Close located off Gaiafields Road and enjoys a block paved drive to the front providing access to the front door and the double garage. To the rear of the property is a superbly designed rear garden which has been well thought and executed by well renowned and local landscape gardeners G-Scapes. There is a paved patio area, shaped lawn, well stocked flower borders and mature trees and shrubs, circular box hedging with inset water feature, both decorative and security lighting, circular shaped paved terrace beyond and side access with outside power point.

## DOUBLE GARAGE

5.17m x 5.09m (17' 0" x 16' 8") With Electric up and over front access door, lighting, water and power supply along with useful internal courtesy door to hall.



## COUNCIL TAX

Band G.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

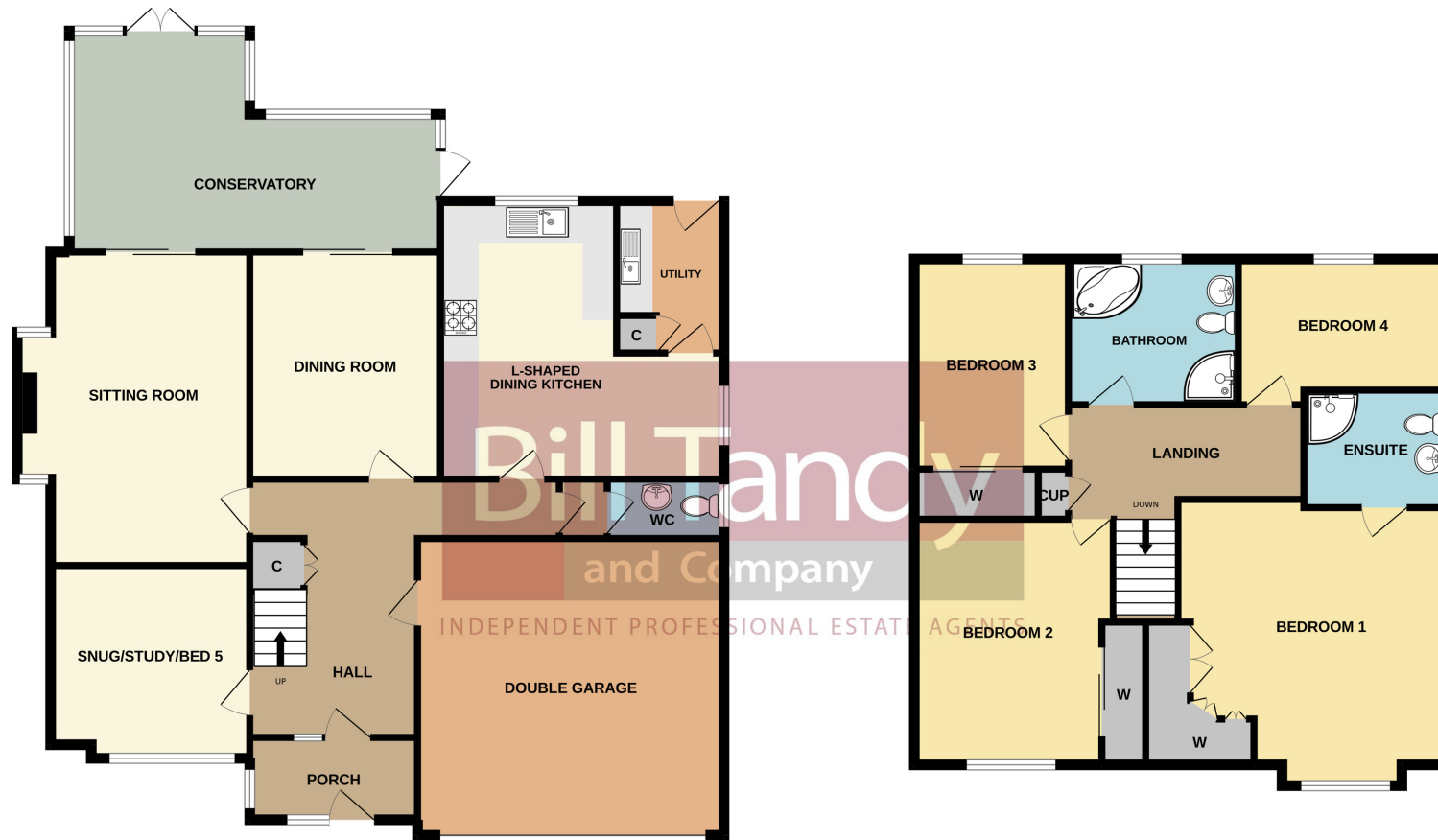
## VIEWING

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



7 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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