



# DRAFT

12 Lanthorn Close, Lichfield, Staffordshire, WS13 6RY

Bill Tandy  
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

# 12 Lanthorn Close, Lichfield, Staffordshire, WS13 6RY

**£1,150,000**

Bill Tandy and Company are delighted to present for sale this exceptional executive detached residence, perfectly positioned within the prestigious gated development of Lanthorn Close. Just a short stroll from the historic cathedral city centre of Lichfield, this home combines convenience with exclusivity, offering a rare opportunity to acquire a property of such calibre in this sought-after location. Built by Chase Homes, the property boasts spacious accommodation finished to a superb specification, designed to impress from the moment you step inside. A particular highlight of this home is its larger-than-average corner plot, which provides extensive parking for multiple vehicles alongside a double garage. The beautifully landscaped gardens are immaculately maintained and enhanced by the addition of a charming summerhouse. Lanthorn Close itself is an intimate development of only nine executive homes, accessed via secure electrically operated gates, and enjoys a prime setting off Friary Road. Inside, the accommodation is thoughtfully arranged to balance elegance with practicality. The welcoming reception hall leads to a guest cloakroom and three generously proportioned reception rooms. The heart of the home is the open-plan dining kitchen, complemented by a utility room, which provides a stylish yet functional environment for everyday life. Upstairs, five spacious bedrooms await, two of which benefit from en suite facilities, while the main family bathroom serves the remaining rooms. Early viewings are strongly recommended to experience the quality, space, and setting that make this home one of Lichfield's finest offerings.



## CANOPY PORCH

with downlighting and leading to the front entrance door opening to:

## RECEPTION HALL

having stunning herringbone style Amtico floor with border, stairs rising to first floor with under stairs storage cupboard, further storage cupboard, ceiling spotlighting, and doors open to:

## GUESTS W.C.

having a continuation of the herringbone style Amtico flooring, radiator, ceiling spotlighting, recessed display alcoves and suite comprising pedestal wash hand basin and low flush W.C.

## THROUGH SITTING ROOM

6.58m x 3.65m (21' 7" x 12' 0") having double glazed windows to both sides, French doors opening out to the rear garden, two radiators, feature coved ceiling and stunning fireplace having a natural stone hearth, inset, surround and mantel above with open fire recess.

## DINING ROOM

4.90m x 3.59m (16' 1" x 11' 9") having double glazed windows to side, French doors to garden, two radiators and feature coved ceiling.

## DINING KITCHEN

5.98m (5.18m min) x 3.65m (19' 7" max 17' min x 12' 0") having double glazed windows to rear and side, French doors to garden, radiator, Porcelanosa tiled flooring, coved ceiling, spotlighting, substantial range of shaker style base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink with swan neck mixer tap, built-in AEG oven with AEG microwave above, inset five ring gas hob with stainless steel splashback surround and extractor fan above, range of integrated appliances which include fridge/freezer and dishwasher, built-in dresser with display cabinets and wine rack. Door opens to:

## UTILITY ROOM

2.60m max x 2.14m (8' 6" max x 7' 0") having an obscure glazed door to side, radiator, tiled flooring, shaker style base cupboard and round edge work top with spaces below for washing machine and tumble dryer, inset stainless steel sink with tiled surround and spotlighting.

## STUDY/ MUSIC ROOM

2.89m x 2.26m (9' 6" x 7' 5") Versatile third reception room with a double glazed window to rear, radiator and coved ceiling.

## MASTER BEDROOM

5.74m max x 3.67m (18' 10" max x 12' 0") Double glazed front window, radiator and off leads to

## DRESSING AREA/WALK-IN WARDROBE

2.66m x 1.95m (8' 9" x 6' 5") having hanging space, skylight window to rear and radiator.



## EN SUITE SHOWER ROOM

2.95m x 1.94m (9' 8" x 6' 4") having two skylight windows to rear, heated towel rail, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment and separate shower cubicle with Grohe shower appliance over and spotlighting.

## BEDROOM TWO

6.60m max (4.35m min) x 3.76m (21' 8" max 14'3" min x 12' 4") having double glazed window to side, radiator, coved ceiling, built-in wardrobe and door to:

## SECOND EN SUITE SHOWER ROOM

having an obscure double glazed window to side, heated towel rail, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower enclosure with Grohe shower appliance over and ceiling spotlighting.

## BEDROOM THREE

4.30m x 3.61m (14' 1" x 11' 10") having double glazed window to side, radiator, coved ceiling and two sets of built-in double wardrobes.

## BEDROOM FOUR

4.01m x 3.69m (13' 2" x 12' 1") having double glazed window to side, radiator, coved ceiling and built-in wardrobes.

## BEDROOM FIVE

3.69m x 2.44m (12' 1" x 8' 0") having double glazed window to front, radiator and coving.



#### BATHROOM

3.35m x 2.58m (11' 0" x 8' 6") (plus recess) having an obscure double glazed window to front, heated towel rail, contemporary suite comprising pedestal wash hand basin with wood panel surround, low flush W.C., bath with shower head attachment over, separate double shower cubicle with Grohe shower appliance, tiled surround and ceiling spot lighting.

#### OUTSIDE

The property is superbly located on a gated complex of large executive detached dwellings built by Chase Homes. To the front of the property is a block paved driveway providing parking for numerous vehicles, and a side gated entrance leading to the rear. One of the distinct features of the property are the wrap-around gardens with gardens to rear and side. The main proportion of the garden is located to the left hand side of the house having patio area, shaped lawn with borders, hedged and fenced boundaries and summerhouse which is an ideal garden room but could also be used for working from home.

#### DOUBLE GARAGE

5.87m x 5.53m (19' 3" x 18' 2") approached via twin up and over doors to front and having inner door to reception hall, door to garden and light and power supply.

#### COUNCIL TAX

Band G.

#### 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/>



#### SERVICE CHARGE

We understand there is a service charge for the development covering gates and maintenance of the private road, approximately £300 per annum but is subject to review and change. Should you proceed with the purchase of the property these details must be verified by your solicitor.

#### 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.

#### 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.

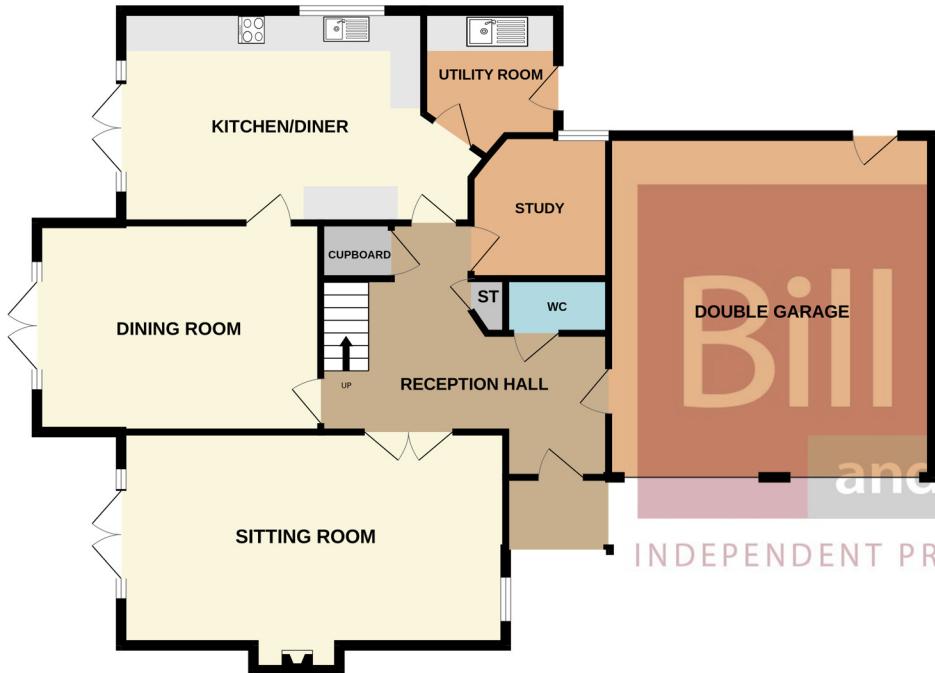


#### VIEWING

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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