

Vale Close  
Lichfield, WS13 7LJ

John German







# Vale Close

Lichfield, WS13 7LJ

£825,000

A spacious executive style detached family home nestled in a quiet cul-de-sac within an exclusive area of Lichfield.





John German are delighted to offer to the market this executive detached family home, situated in Vale Close, a desirable cul-de-sac located off on one of Lichfield's most exclusive roads within close proximity of the cathedral and just a stone's throw from Stowe Pool. The cathedral city of Lichfield hosts a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters, nearby road links include the A5, A38 and M6 toll road and Lichfield is home to two train stations including Lichfield City and Trent Valley Station, from which there are services to Bromsgrove, Birmingham, London Euston along with many more destinations. For local schooling, this property falls into the catchment area for Chadsmead Primary Academy and for secondary school its The Friary School located off Eastern Avenue in Lichfield.

Internally the accommodation comprises fully enclosed porch with triple glazed door and window to the front aspect and a composite entrance door opening into the welcoming hallway. The hallway features LED spotlights to the ceiling, wooden effect flooring, oak veneered doors leading off into the ground floor accommodation and carpeted stairs rising to the first floor landing. There is a superb versatile ground floor bedroom complete with its own re-fitted en-suite shower room, ideal for older children, elderly guests or could even be used as a further reception room. The impressive living room has a triple glazed window to the front aspect, inglenook fireplace area (with fire removed) with windows to the left and right aspects creating a lovely focal point for the room. There is wooden style flooring, both LED spotlights to the ceiling and various wall light points, and enclosed sliding doors opening into the dining room. The dining room is a superb second reception room with the same wooden style flooring flowing throughout, a door leading into the kitchen, spotlights to the ceiling and a large opening leading into the conservatory which has patio doors opening out onto the rear garden. The heart of the home is the recently re-fitted modern kitchen with an extensive range of matching wall and base units with worksurfaces over, a range of integrated kitchen appliances, large tiled flooring, spotlights to the ceiling, and doors leading to the side of the property and into the utility. Upstairs there are four double bedrooms, three of which benefit from fitted wardrobes and the master bedroom also has its own en-suite shower room. The other three bedrooms are serviced by the recently re-fitted modern family bathroom.

Outside to the front of the property is a lawned garden and a large block paved driveway providing ample off-road parking which also leads to the double garage which has recently been converted internally to create a gym/snug area, however, the seller has advised that this can be removed and converted back to a garage should a buyer wish to do so. To the rear of the property is a lovely fully enclosed garden with two patio seating areas and a large lawned garden.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/16122024

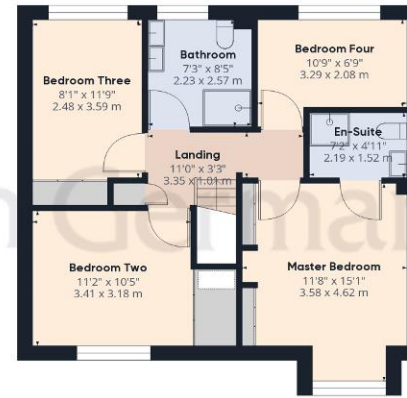








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1782.93 ft<sup>2</sup>

165.64 m<sup>2</sup>

**Reduced headroom**

1.38 ft<sup>2</sup>

0.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### John German

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