

# Royal Oak Close

Lichfield, WS13 8FB

John German







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£500,000

An attractive three-bedroom barn conversion nestled in a small exclusive development of just three homes within the cathedral city of Lichfield.



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Royal Oak Close is a small development of luxury properties nestled on the outskirts of Lichfield, whilst still being only a short walk from the city centre and its range of amenities including boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road. For local schooling this property falls within the catchment area for Christchurch C of E Primary School and for secondary, it is the Friary High School off Eastern Avenue.

Internally the property comprises; The front entrance door with adjoining window both having fitted blinds and give access into the hall which has Yorkshire limestone flagstone flooring with under floor heating, carpeted stair to the first floor with a useful under stairs storage cupboard plus inset ceiling spotlights.

The living room has the benefit of air-conditioning, engineered oak flooring with underfloor heating, spotlights to the ceiling and windows to the front and rear aspects.

The guest cloakroom is fitted with a modern white suite including low-level flush WC, vanity unit with inset hand basin, tiled floor with under floor heating and a window to the rear elevation.

The heart of the home is the impressive open plan kitchen/diner fitted with a range of timber wall and base units with solid oak worksurfaces over, an integrated dishwasher, washing machine, fridge and freezer. Yorkshire limestone flagstone flooring has under floor heating along with spotlights to the ceiling and bi-fold doors leading to the rear garden.

Stairs rise from the ground floor to the first floor landing which has a superb picture window to the front elevation enjoying views over Lichfield to the Cathedral and beyond together with a rear facing window overlooking countryside. A ceiling hatch gives access to roof space and a cupboard houses the boiler.

The spacious master bedroom overlooks the front and has the luxury of air conditioning and its own private en suite shower room. Bedroom two is a further spacious double room that overlooks the front and shares access with bedroom three into a 'Jack and Jill' en suite bathroom. The third bedroom is currently used as a home office which enjoys some pleasant rearward views over the garden and open countryside.

The property is situated on private road serving just three properties. To the front a block paved driveway provides parking for two/three vehicles. The private driveway extends to the side of the property where there is a car port, the middle car port serves this property providing parking space for two cars and benefits from having secure boarded loft storage above.

To the rear is a good sized garden that has a paved patio area with lawn beyond, overlooking open countryside.

**Agents Note:** There is a service charge of approx £50 per month biodigester servicing and emptying, electricity, communal gardener cuts lawns and hedges.

**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:** Treatment plant

**Heating:** The property benefits from gas central heating upstairs and gas underfloor heating to the ground floor.

Air conditioning in the master bedroom and living room via a ground source heat pump.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre 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 E

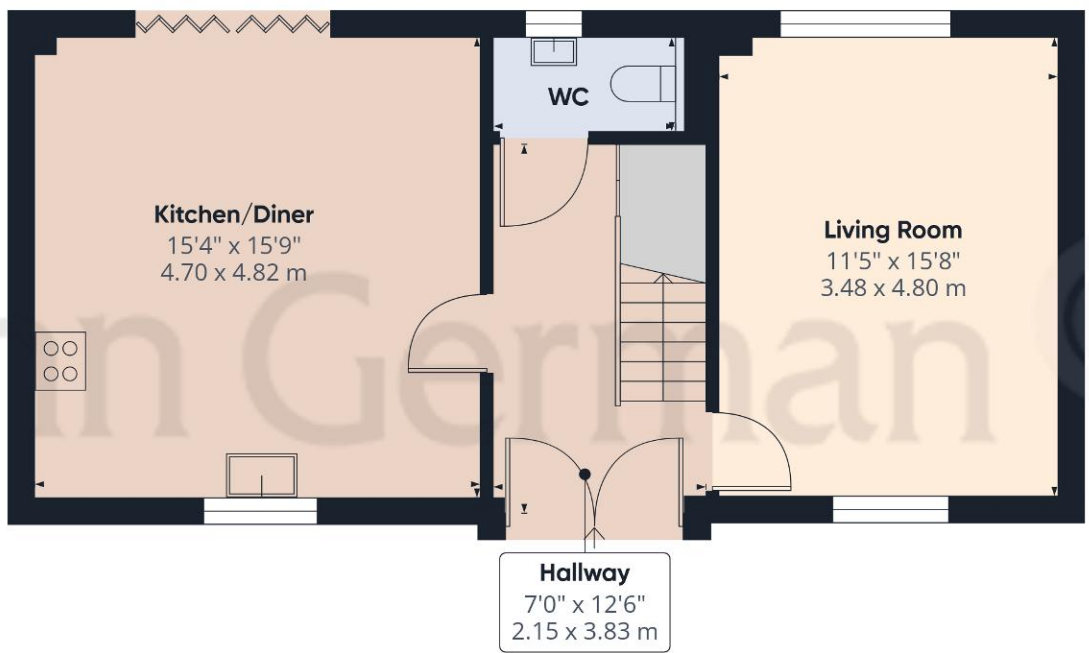
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17102025



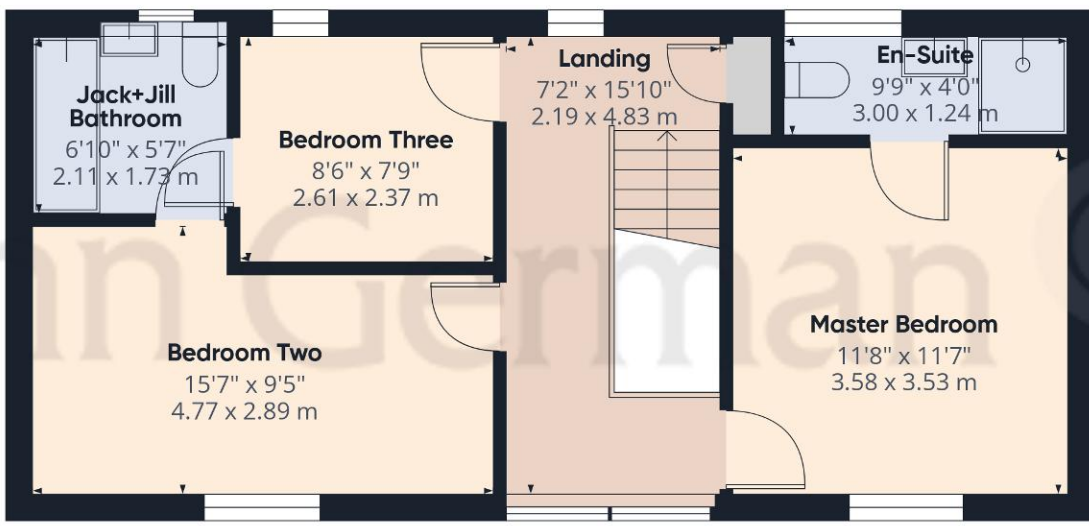






Ground Floor

Approximate total area<sup>(1)</sup>  
1047 ft<sup>2</sup>  
97.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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#### Referral Fees

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**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.



#### John German

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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