



2 Chesterfield Walk, Lichfield, WS14 0DQ

 Parker
Hall

Set within the sought after Cathedral City of Lichfield is this contemporary detached family home, benefitting from beautifully presented interiors, five superb double bedrooms and an exclusive location on a private drive. This immaculate detached residence is finished to the highest specification throughout and has received a number of renovations in recent years.

The flexible open plan interiors comprise briefly reception hall, three reception rooms including a spacious open plan lounge room with bifold doors to the garden, kitchen, utility and cloakroom to the ground floor, with five excellent double bedrooms and a

family bathroom set over the first and second floors. The master and guest bedrooms are also serviced by an en suite and a dressing room each. The outside space includes a garage store and parking for a number of vehicles to the front, with landscaped gardens extending to the side and rear. The property is accessed via a private block paved driveway servicing just two bespoke built homes.

Set within walking distance of the centre of Lichfield, the property is ideally placed for local amenities, schools, commuter roads and rail stations. Within the character city centre of Lichfield are a range of shops, cafes and restaurants, as well as the scenic Stowe Pools,

historic medieval Cathedral and the renowned Beacon Park. The city is well placed for travel along the A515, A38 and M6 Toll, there are two rail stations providing direct links to Crewe, Birmingham and London (in 80 minutes) and the International airports of Birmingham and East Midlands airports both within a comfortable drive. The property lies within a superb catchment area for state schools including King Edwards and The Friary and there are independent schools within easy reach including the Lichfield Cathedral School and Repton.

- Beautifully Presented Detached Home
- Flexible & Spacious Open Plan Interiors
- Finished to a Superb Specification
- Three Superb Reception Rooms
- Bespoke Kitchen, Utility & Cloakroom
- Master Suite with Dressing Room & Refitted En Suite
- Four Further Double Bedrooms
- Guest En Suite & Refitted Bathroom
- Corner Plot Landscaped Gardens
- Garage Store & Ample Parking
- Exclusive Private Road Setting
- Walking Distance to City Centre
- Well Placed for Amenities, Commuter Routes, Schools & Rail Travel to London/Birmingham



Reception Hall

With Kardean flooring (which extends throughout the ground floor), stairs rising to the first floor and doors off to:

Dining Room 4.96 x 3.13m (approx 16'3 x 10'3)

A spacious reception room having windows to two sides and an electric fire

Kitchen 4.65 x 2.89m (approx 15'3 x 9'5)

Fitted with a range of solid wood painted wall and base units with complementary granite worktops over housing inset double Belfast sink, integral dishwasher and spaces for a range cooker and American fridge freezer. The kitchen has a window to the front aspect, Kardean flooring and an opening leading to:

Lounge 6.30 x 5.08m (approx 20'8 x 16'7)

A stunning open plan space having bifold doors leading out to the rear gardens, a contemporary log burning stove and Orangery style skylight. Opening into:

Playroom/Snug 3.82 x 3.11m (approx 12'6 x 10'2)

A useful second sitting room having French doors with panels out to the rear gardens and a door into:

Utility Room 4.31 x 2.31m (approx 14'1 x 7'7)

Fitted with gloss wall and base units having wood effect worktops over, housing inset sink with side drainer and spaces for a washing machine and tumble dryer, with Kardean flooring, tiled splash backs, a door and window to the rear. Doors lead to the **Garage Store** and to a cupboard housing the wall mounted Ferroli boiler

Cloakroom

Comprising vanity wash basin and low level WC, with Kardean flooring and chrome heated towel rail





First Floor Landing

With a window to the front aspect enjoying rural views and doors off into:

Bedroom Two 5.03 x 3.13m (approx 16'6 x 10'3)

A spacious double room having windows to two sides and a dressing area with fitted wardrobes. With private use of:

En Suite 2.72 x 1.37m (approx 8'10 x 4'5)

Comprising a traditional style white suite having pedestal wash basin, WC and double shower, with tiled splash backs, tiled flooring, a heated towel rail and a window to the rear aspect

Bedroom Four 3.80 x 2.91m (approx 12'5 x 9'6)

Another double room having window to the rear and a fitted wardrobes

Bedroom Five/Study 2.92 x 2.82m (approx 9'6 x 9'5)

Having window to the front with countryside views, fitted wardrobes and a fitted cupboard housing the water cylinder

Bathroom 2.99 x 2.64m (approx 9'9 x 8'8)

Comprising a white suite having pedestal wash basin, WC and double shower, with tiled flooring, tiling to splash backs, a window to the rear and a heated towel rail

Stairs rise from the landing to the second floor, where doors lead into:

Master Suite 4.47 x 3.93m (approx 14'7 x 12'10)

A spacious principal bedroom suite having a window to the front with countryside views. The master opens into:

Dressing Room 4.41 x 2.28m (approx 14'5 x 7'5)

Fitted with a range of wardrobes and drawer units and having two skylights to the rear overlooking views towards Lichfield and the Cathedral spires. A door leads to:

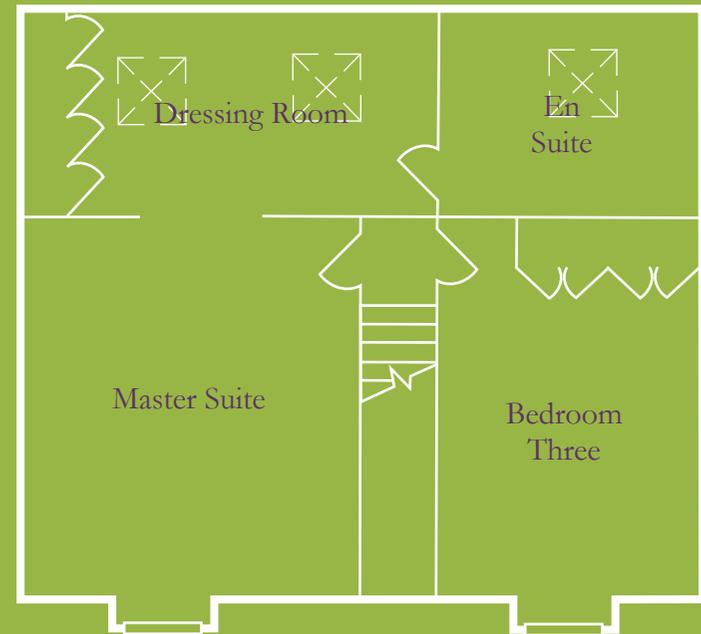
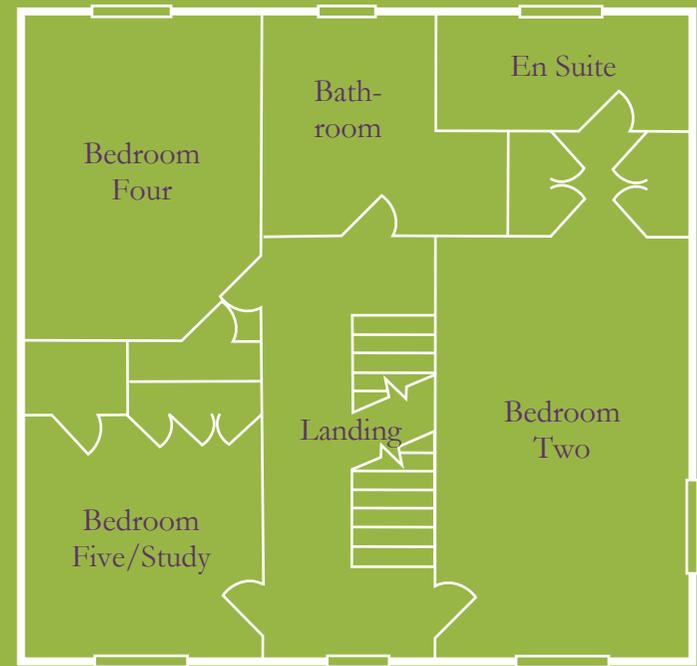
En Suite 3.13 x 2.28m (approx 10'3 x 7'5)

Comprising pedestal wash basin, WC and double shower cubicle, with tiled flooring, tiling to splash backs, heated towel rail and skylight to the rear

Bedroom Three 4.99 x 3.13m (approx 16'0 x 10'3)

Another spacious double room having a window to the front aspect, fitted wardrobes and loft access









Outside

Set to the end of a private block paved driveway servicing just one other property, there is parking for a number of vehicles as well as access into the double garage. Lawned gardens extend to the side aspect edged with railway sleepers and a hedge to the front aspect provides plenty of privacy

Garage 4.43 x 2.79m (approx 14'6 x 9'1)
 With manual double doors to the front aspect, power and lighting

Gardens

Attractive and secluded gardens lie to the rear aspect, laid to a Indian stone paved patio, shaped artificial lawns and entertaining terraces The gardens enjoy privacy to all sides and there is gated access leading to the front aspect

Directional Note

From the A38 southbound, take the exit towards Lichfield onto A5127 through Streethay. Continue straight at the sets of traffic lights and into the City Centre. At the crossroads just past the Lichfield City train station go straight onto Birmingham Road and take the second exit at the next roundabout onto Saint Foy Avenue. At the next roundabout take the first exit onto Chesterfield Road and continue straight. Where the road merges into Fosseyway the entrance to Chesterfield Walk will be on your right



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.