



15a Wentworth Drive, Lichfield, WS14 9HN



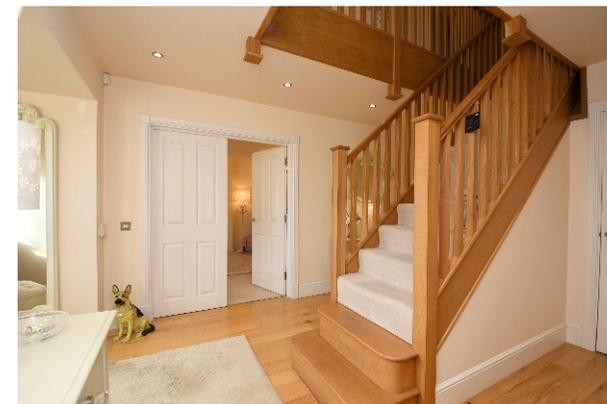
Set close to the heart of historic Lichfield, this executive detached, spacious family home is nestled in a peaceful cul-de-sac position, with rural views and a secluded landscaped garden. The property benefits from generous accommodation showcasing immaculate presentation, a quality finish throughout, comprising five good sized bedrooms and versatile interior ideally suited for a growing family. This attractive residence has been thoughtfully maintained throughout its life with the current vendors. Alongside the impressive space offered, the property features underfloor heating to both ground and first floors with individual room thermostats, a contemporary bathroom and three en-suites, a functional kitchen with high end appliances included and a range of bespoke wardrobes in

most bedrooms. The interiors comprise briefly reception hall with central oak staircase, spacious lounge, dining room, open plan living and dining kitchen, utility, study and cloakroom to the ground floor, with four double bedrooms (three with private en suite facilities), a fifth single bedroom and a luxury family bathroom off an elegant galleried landing. Outside, the extensive block paved driveway offers parking for a number of vehicles as well as access into the garage. To the rear is a beautifully landscaped garden enjoying elevated views towards countryside.

Set just minutes walk from the centre of Lichfield, the property is ideally placed for local amenities, schools, commuter roads and rail stations. Within a 15 minute walk is the

character city centre of Lichfield, where a range of shops, cafes, restaurants and supermarkets can be found, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park. The city is well placed for convenient travel along the A515, A38, M6 Toll and M42, there are two rail stations (Trent Valley and Lichfield City) both providing direct links to Crewe, Birmingham and London (in 80 minutes) and the International airports of Birmingham, East Midlands and Manchester are all within a comfortable drive. The property lies within a superb catchment area for King Edwards IV in Lichfield and reputable independent schools in the area include Lichfield Cathedral, Repton and Abbotsholme.

- Executive Detached Family Home
- Spacious & Immaculately Presented
- Peaceful Location with Rural Views
- Stunning Reception Hall
- Two Reception Rooms
- Open Plan Living & Dining Kitchen
- Study, Utility & Cloakroom
- Five Generous Bedrooms
- Three En Suites & Family Bathroom
- Galleried Landing
- Beautifully Landscaped Gardens
- Single Garage & Ample Parking
- Under Floor Heating Throughout
- Secluded Cul de Sac Position
- Excellent School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel



The front door opens into an impressive **Reception Hall**, with an oak central staircase rising to the first floor, oak flooring and double doors leading into:

Lounge 6.78 x 3.91m (approx 22'3 x 12'10)

An immaculate reception room having window to the front aspect and a gas living flame fireplace set to marble hearth and surround. Double doors open into:

Dining Room 4.37 x 3.96m (approx 14'4 x 13'0)

Another generous living space having glazed double doors out to the rear patio and gardens. A further door leads into:

Open Plan Living & Dining Kitchen 7.39 x 5.21m (approx 24'3 x 17'1)

Much desired for modern family life, this spacious room is formed by a quality fitted kitchen, dining area and a family room. The **Kitchen** comprises a range of wall and base units with expansive granite worktops over, housing an inset sink with side drainer. Recessed housing with Siemens American style fridge freezer, smeg range cooker both included in the sale. A central island includes a second inset sink, built-in NEFF microwave, contemporary Fisher & Pakell double drawer style dishwasher and further storage. There is a window to the rear and tiled flooring extends into the **Dining Area**, where doors open out to the rear gardens, and

Family Room which leads through to the **Reception Hall**

Utility 2.9 x 2.62m (approx 9'6 x 8'7)

Fitted with wall and base units coordinating with those of the kitchen the utility features worktops with an inset sink and side drainer, spaces for a washing machine and tumble dryer, tiled flooring and a window to the rear. Doors open out to the gardens and into the **Single Garage**

Study 2.8 x 1.96m (approx 9'2 x 6'5)

A useful home office having a range of fitted shelving and storage and a window to the side

Cloakroom

Comprising a modern suite having fitted wash basin and WC, with half tiling to walls and an obscured window to the front





The feature central staircase rises from the **Reception Hall** to the elegant **Galleried Landing** 5.51 x 3.18m (approx 18'1 x 10'5) where there is a window to the front, loft access point and a useful fitted **Airing Cupboard**. Doors open into:

Master Bedroom 5.2 x 4.22m (approx 17'1 x 13'10)
A spacious principal bedroom having a range of bespoke fitted wardrobes and complementary dressing table, windows to the rear with pleasant views over the garden and private use of:

En Suite 2.9 x 2.77m (approx 9'6 x 9'1)
Comprising a modern suite having pedestal wash basin, WC, and oversized walk-in level access shower, with tiled flooring, half tiling to walls, heated towel rail and an obscured window to the rear

Bedroom Two 4.42 x 3.96m (approx 14'6 x 13'0)
Another spacious double room having a window to the rear and bespoke fitted wardrobes. A door opens into:

En Suite
Comprising modern suite, including pedestal wash basin, WC and double walk-in level access shower, with tiled flooring, half tiling to walls, chrome heated towel rail and an obscured window to the side

Bedroom Three 3.96 x 3.71m (approx 13'0 x 12'2)
With a window to the front overlooking pleasant views and a range of bespoke fitted wardrobes. With private use of:

En Suite
Fitted with pedestal wash basin, WC and double walk-in level access shower with tiled flooring, half tiling to walls, heated towel rail and an obscured window to the side

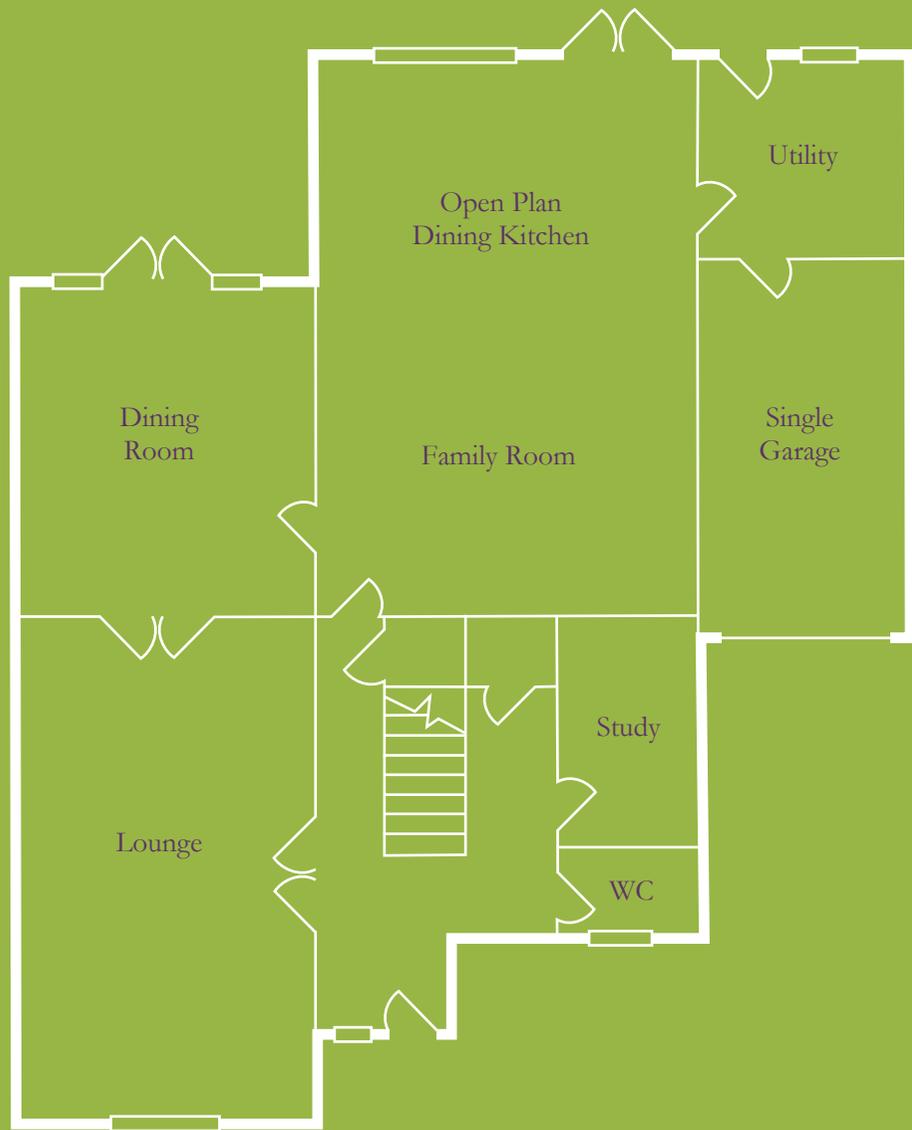
Bedroom Four 4.37 x 2.9m (approx 14'4 x 9'6)
Another spacious double room having a window to the front aspect

Bedroom Five 4.17 x 1.8m (approx 13'8 x 6'2)
Currently used as a hobby room but ideal as a fifth bedroom, having mirror fronted fitted wardrobes and a window to the front

Family Bathroom 3.4 x 1.83m (approx 11'2 x 6'0)
Comprising a modern four piece suite having wash basin set to vanity unit, WC, walk-in level access double shower and double ended freestanding bathtub, with tiled flooring, half tiling to walls and a heated towel rail







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outside

The property lies on a cul de sac off Wentworth Drive servicing a handful of properties. The extensive block paved driveway provides parking for a number of vehicles to the front. Well tended gardens are laid to lawns and mature shrubs and foliage. The elevated position of the land enjoys pleasant views towards rural countryside

Garage 5.13 x 2.97m (approx 16'10 x 9'9)

Having up and over entrance door, courtesy door to the utility, power and lighting. There is a useful water point and the Worcester mains gas boiler is housed in here

Landscaped Gardens

The rear garden has been expertly designed and landscaped to create terraces seating areas offering privacy and spaciousness, an area of lawn and edged borders. A paved terrace next to the property provides a charming seating area and pathways to either side rise to the lawns and then on to a stunning terrace to the top where rural views can be enjoyed from the Garden Room. The raised borders are neatly stocked with a variety of shrubs and flowers and there is a raised bed providing a small elevated vegetable plot. There are exterior power sockets as well as lighting and a water point, gated access leads to the front aspect and an area to the side of the property provides further outdoor storage space. There is a useful workshop and separate garden store to the side of the property.



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.