



4 Pascoe Drive, Lichfield, WS14 9FB



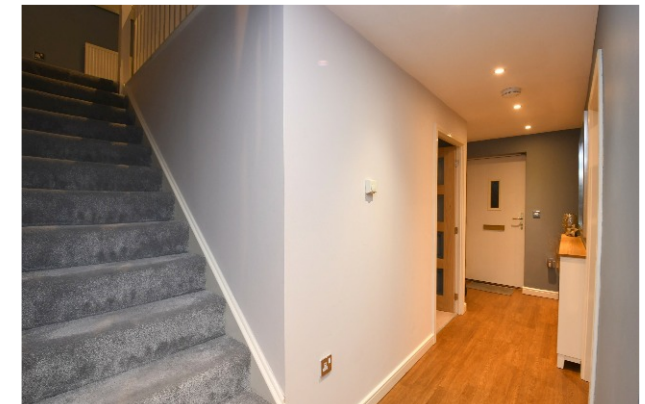
Set on a popular modern development is this beautifully presented former showhome, benefitting from spacious extended interiors, four bedrooms and an attractive plot with single garage, parking and a secluded rear garden. Having been substantially upgraded by the current vendors, this immaculate detached home is finished to a superb specification including a bespoke designed Kutchenhaus kitchen with integral appliances and luxury bathroom suites, with recent additions including traditional shutters to most windows, redecoration and new carpets within the last 12 months. The versatile family accommodation offers impressive open plan living as well as a dedicated work-from-home

space, with interiors comprising briefly reception hall, two spacious reception rooms, open plan breakfast kitchen with dining and family rooms, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a family bathroom and master en suite. Outside, the property enjoys an open outlook over lawns and Shortbutts Park, and there is ample parking to the fore of the single garage as well as corner plot gardens to the rear.

Ideally situated for access to local amenities, schools, commuter roads and rail stations, this executive detached family home lies within walking distance of the centre of the Cathedral

City of Lichfield. Within the desirable city centre are a range of shops, pubs, cafes and restaurants, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park. The property benefits from convenient access to the A515, A38 and M6 Toll, 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 and East Midlands airports are both within a comfortable drive. The property also lies within a superb catchment area for state schools including The Friary.

- Detached Double Fronted Former Showhome on Popular Development
- Extended Family Accommodation
- Refurbished to Excellent Spec
- Two Spacious Reception Rooms
- Open Plan Breakfast Kitchen
- Superb Dining & Family Room
- Reception Hall, Utility & Cloakroom
- Four Bedrooms
- Master En Suite & Luxury Bathroom
- Secluded Corner Plot Garden
- Single Garage & Parking
- Overlooking Shortbutts Park
- Walking Distance to City Centre
- Well Placed for Schools, Commuter Routes & Rail Travel



Reception Hall

The front door opens into this spacious hallway, having LVT flooring, stairs rising to the first floor and doors into:

Lounge 5.93 x 3.57m (approx. 19'5 x 11'8)

A beautifully presented reception room having bay window with shutters to the front and a contemporary wall mounted gas fireplace

Study/Playroom 4.7 x 2.47m (approx. 15'4 x 8'1) – max

A versatile second reception room ideal as a snug, home office or playroom, having bay window with shutters and LVT flooring

Open Plan Kitchen 5.13 x 3.11m (approx. 16'9 x 10'2)

Designed and fitted by Kutschenhaus, the kitchen is fitted to an exceptional standard, with a range of gloss wall, base, full height and island units having wood effect worktops over. The island unit houses an inset one and a half sink with side drainer, dual temperature controlled wine fridge, integral Bosch dishwasher and a breakfast bar, with comprehensive fitted appliances including Neff gas hob with extractor above, Neff steam oven, double oven and microwave, and full height CDA larder fridge and freezer. To one side there is a useful double larder cupboard, and LVT flooring extends into:

Dining & Family Room 7.35 x 3.0m (approx. 24'1 x 9'10)

A stunning addition to this family home offering ample room for a formal dining area with bespoke fitted storage and another living space. Twin bifold doors open out to the rear garden, skylights provide natural light and there is a Gazco wood burner effect stove set to slate hearth in the family room

Utility 2.66 x 2.15m (approx. 8'8 x 7'0)

A useful space fitted with base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer. Worktops house further full height, base and wall mounted units offering a cloakroom storage cupboard and two integral freezers, and there is a door out to the side aspect

Cloakroom

Fitted with pedestal wash basin and WC, with an obscured window to the side





Stairs rise to the first floor **Landing** where there is loft access via a drop down ladder and doors open into the **Airing Cupboard** and:

Master Bedroom 5.2 x 3.07m (approx. 16'11 x 10'0)

A spacious principal bedroom having a range of fitted wardrobes, windows to the front aspect with traditional shutters and private use of:

En Suite 2.1 x 1.55m (approx. 6'10 x 5'1)

Comprising a modern suite having oak shelf with fitted wash basin, wall hung WC and oversized walk in shower, with tiled flooring and walls, a chrome heated towel rail, an obscured window with shutters, fitted storage and oak shelving

Bedroom Two 3.74 x 2.6m (approx. 12'3 x 8'6)

A spacious double room having window to the rear with shutters and fitted wardrobes

Bedroom Three 2.78 x 2.34m (approx. 9'1 x 7'8)

With a window to the rear with shutters

Bedroom Four 2.78 x 2.3m (approx. 9'1 x 7'6)

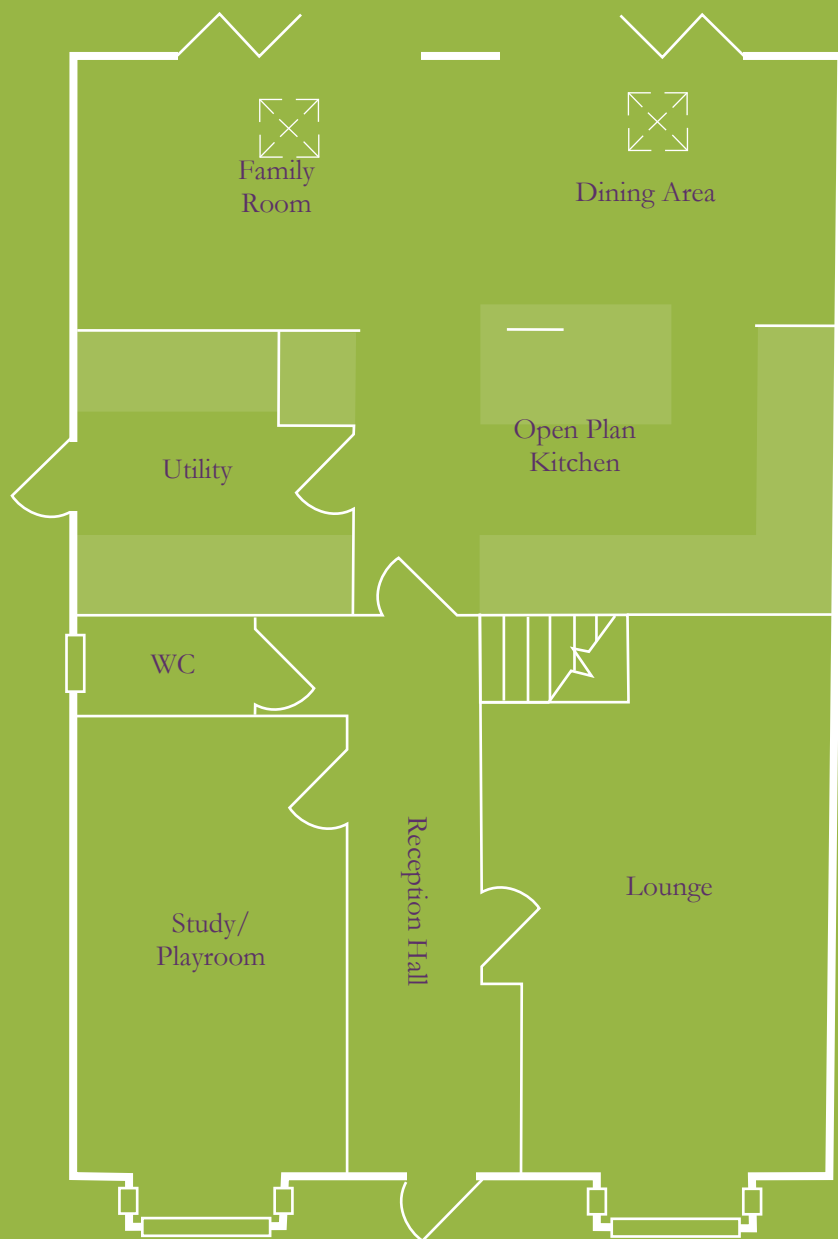
Having a window to the rear with shutters and fitted wardrobes

Family Bathroom 2.16 x 2.01m (approx. 7'0 x 6'7)

Fitted with a luxury suite having Hudson Reed vanity wash basin, storage cupboard and shower cubicle, WC and freestanding bathtub, with heated towel rail, tiled flooring and walls and an obscured window









Outside

The property sits close to the entrance to this popular residential development, overlooking Shortbutts Park to the front. There is parking for several vehicles to the fore of the **Single Garage** and to a driveway at the front property, and a pathway leads to the front door. The property benefits from mature trees and lawns to the front aspect

Gardens

The corner plot rear garden is laid to an elevated terrace leading down to artificial lawns with landscaped seating areas and a small garden pond. There is ample space to the side for storage, double doors open into the garage which offers ideal space for conversion into a home office or gym, and there is gated access to the front. The side aspect is also fitted with an electric vehicle charger point



EPC in Progress

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.