1 Gorse Lane, Lichfield, WS14 9HQ

Parker Hall

Enjoying a desirable location close to the heart of Lichfield is this contemporary and individually designed detached home, presenting generously proportioned family interiors, five bedrooms plus work-from-home space and a secluded south-west garden plot. Offering versatile interiors to suit a growing family and those needing space to work from home, this well presented home showcases a high specification of finish including a Mereway kitchen, Villeroy & Boch bathrooms and modern Velfac sliding doors. The interior comprises reception hall with oak and glass staircase, spacious lounge, family room/home office/playroom, open plan dining kitchen, utility and cloakroom to the ground floor, with the galleried landing leading off into five bedrooms (four doubles) serviced by a family bathroom and master and guest en suites. Outside, parking and the double garage is accessed via a private walled entrance and a good sized garden enjoying privacy is set to the rear.

Ideally situated for access to local amenities, schools, commuter roads and rail stations, this executive detached home lies within walking distance of the centre of the Cathedral City of Lichfield. The desirable city centre offers a range of pubs, cafes and restaurants, a shopping centre and supermarkets, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park, an area of over 70 acres of community gardens and parkland. 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 lies within a superb catchment area for state schools including King Edwards and St Michaels as well an Independent schools including the Cathedral School, Repton and Denstone.

- Individually Designed Detached Residence
- Contemporary & High Spec Finish
- Secluded Plot in Desirable Location
- Galleried Reception Hall
- Spacious Lounge
- Family Room/Study/Playroom
- Open Plan Dining Kitchen
- Utility & Cloakroom
- Five Bedrooms (Four Doubles)
- Two En Suites & Family Bathroom
- Double Garage & Parking
- South West Facing Garden
- Mains Gas Central Heating & Full Double Glazing
- Walking Distance to City Centre
- Well Placed for Commuter Routes/Rail Travel

Reception Hall
A composite entrance door leads into the spacious hallway, featuring impressive tall ceilings, an oak and glass staircase rising to the first floor galleried landing above, and oak flooring. A feature window extends up to the ceiling and doors open into:

Lounge 6.4 x 5.11m (approx. 21'0 x 16'9)
A spacious reception room having sliding doors opening out to the rear garden, a gas fireplace and oak flooring. Double doors lead into:

Family Room 4.72 x 3.35m (approx. 15'6 x 11'0)
A versatile space ideal as a sitting room, playroom or home office, having sliding doors out to the front aspect, oak flooring and a door back through to the **Reception Hall**

Open Plan Dining Kitchen 6.3 x 4.5m (approx. 20'7 x 14'9)
Finished to an exceptional specification, the Mereway kitchen comprises a range of contemporary wall, base and full height units with quartz worksurfaces over, housing a range of integral appliances including dishwasher, larder fridge, freezer, Neff double ovens with hideaway doors and a four ring induction hob with extractor above. The island houses an inset Rangemaster sink with mixer tap, and porcelain tiled flooring extends into the dining area which has a ceiling lantern and sliding doors opening out to the rear garden

Utility
Fitted with base units housing an inset sink with side drainer and space for a washing machine, with porcelain tiled flooring, fitted storage cupboard and a door out to the side aspect

Cloakroom
With fitted Sottini wash basin, WC and tiled flooring

A contemporary oak and glass staircase rises to the first floor **Galleried Landing**, having skylights, a feature window to the front and doors opening into:

Master Bedroom 4.01 x 3.78m (approx. 13'2 x 12'5)
A spacious principal bedroom having window to the rear and private use of:

En Suite
Comprising Villeroy & Boch suite having fitted wash basin, WC and walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window

Bedroom Two 4.52 x 3.38m (approx. 14'10 x 11'1)
Another spacious double room having window to the front aspect and a door into;

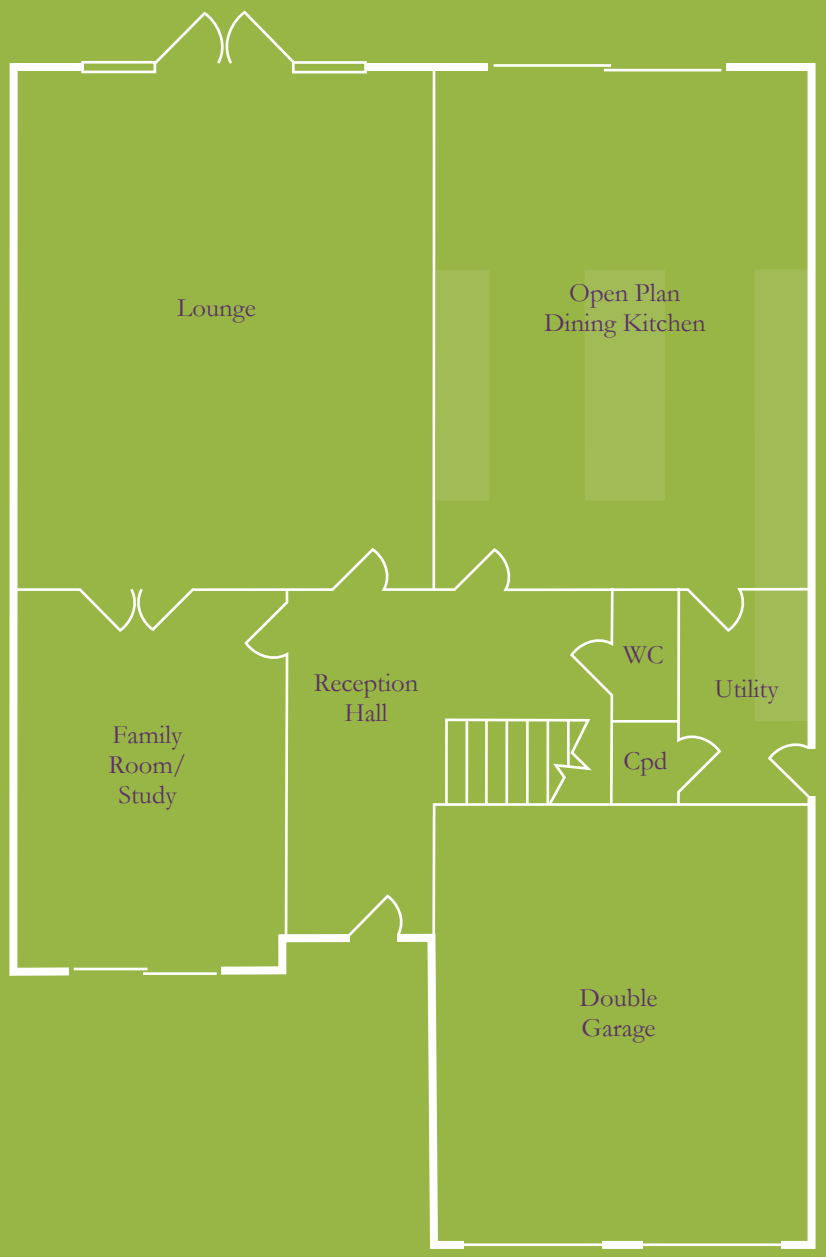
En Suite
Fitted with wash basin, WC and double shower, with tiled flooring, tiled walls and a chrome heated towel rail

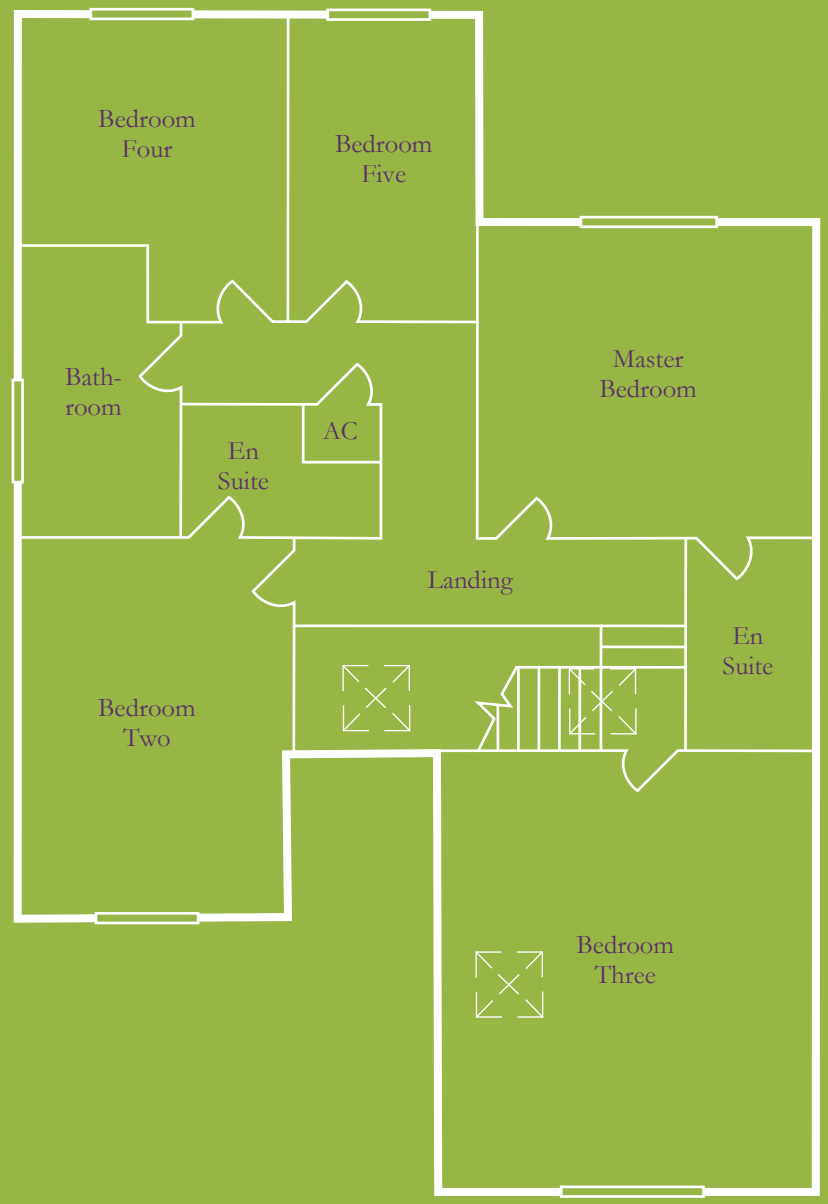
Bedroom Three 5.31 x 3.56m (approx. 17'5 x 11'8)
Accessed from the half landing and having skylights and a feature window with bespoke shutters to the front

Bedroom Four 3.33 x 3.28, 2.46m (approx. 10'9 x 10'11, 8'1)
With a window to the rear aspect

Bedroom Five 3.33 x 2.26m (approx. 10'11 x 7'5)
With a window to the rear

Family Bathroom
Another modern suite comprises Villeroy & Boch wash basin, WC, double ended bathtub and walk in shower, with tiled flooring, tiled splash backs, a chrome heated towel rail and an obscured window to the side


Lounge
Open Plan
Dining Kitchen
Family
Room/
Study
Reception
Hall
WC
Utility
Cpd
Double
Garage


Bedroom
Four
Bedroom
Five
Bath-
room
En
Suite
AC
Master
Bedroom
Landing
En
Suite
Bedroom
Two
Bedroom
Three

Parker Hall

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Outside

A sweeping walled entrance leads up to the block paved driveway which is set next to well tended lawns. Mature shrubs and trees give privacy to the front aspect, there is an electric vehicle charger and a pathway leading to the front door

Double Garage 5.38 x 5.3m (approx. 17'8 x 17'5)
With power, lighting, twin entrance doors and a water point

Gardens

Set to the rear is a private and safely enclosed garden, enjoying a sunny south-west aspect. A paved terrace leads onto shaped lawns edged with established borders, and there is exterior lighting and a gate leading back to the front aspect

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.

Ph SW 23.03.2022