

Hawkesmoor Drive

Lichfield, WS14 9YH

John German



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£870,000

A character packed, high quality detached house, impressively detailed throughout and offering a superb range of family accommodation including a large basement room and a separate annex bedroom and en suite above the double garage.

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Located within a 10-minute walk or so of Lichfield City centre and its vast range of amenities, this property is part of a small and exclusive development by Friel Homes with all properties exuding quality, charm and character. It offers a blend of traditional design and modern fittings within.

The property is double glazed and gas centrally heated and the front main storm canopy entrance leads you into the centrally positioned reception hall with stairs leading up to the first-floor landing and down to the basement accommodation.

There is a two-piece fitted guest's cloakroom and a study.

The principal reception room is a large through lounge with focal point inglenook fireplace together with structural beams and a front facing window. Double doors lead you into a large double glazed conservatory with views of and access to the rear garden.

The separate dining room can be accessed from both the lounge and kitchen and is of good size, enjoying views of the rear garden and feature beams.

The generous and well-appointed kitchen has a full range of quality oak units with contrasting marble worktops and splash back tiling. Appliances include a range cooker, integral fridge freezer and dishwasher. There is also a built-in breakfast bar fitted within a bay window surround.

Leading off the kitchen is a utility room fitted out with matching units and space for a washing machine.

One of the many special features of this home is the large basement room which is currently used as a combined office with a full suite of bespoke furniture and a designated reception space/games room area.

The first-floor part galleried landing gives access to the three bedrooms and family bathroom. The master bedroom suite offers a double front facing room, an adjoining spacious and fully fitted dressing room (could be reconverted into a fourth bedroom) and a luxury re-appointed en suite shower room which is fully tiled and offers a white and chrome suite including a shower, wash hand basin/vanity unit and low-level WC.

Bedroom two is a spacious rear facing double bedroom with built in wardrobe, dressing table/desk and storage drawers. Bedroom three is a front facing room with bespoke furniture to include a wardrobe, storage drawers and cupboards and a study unit.

The family bathroom has been fully refitted and re-tiled and offers a quality contemporary suite and fittings to include a bath, separate shower, low level WC and wash hand basin.

Outside - Block paved forecourt parking for several cars. A detached garage has an electric up and over door, side pedestrian door, electric light and power points.

An annex guest bedroom is positioned above the garage which is accessible from a wrought iron spiral staircase, and offers a very comfortable well appointed double bedroom and its own three piece en suite shower room/WC.

Privately fenced rear and side gardens with principal areas being lawned and having pathways and block paved patio areas, a feature upper garden seating area and an extensive side garden with a large timber shed contained within.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

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 G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25032025

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Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2529.11 ft²

234.96 m²

Reduced headroom

90.71 ft²

8.43 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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