

Clayton Drive

Lichfield, WS13 6GE

John German



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£925,000



An executive five bedroom detached family home built by Firstpost Homes nestled down a quiet private drive within the cathedral city of Lichfield.

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Denstone House is a superbly appointed five-bedroom detached family residence offering over 3,100 square feet of generous accommodation spread over two floors, positioned on a small exclusive development called Clayton Drive.

This family home is located just off Brownsfield Road which is a very popular residential location due to its close proximity to the nearby Stowe Pool and Minster Pool. It is also only a short walk into the city centre which is home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. For local schooling the property falls into the catchment area for St. Chad's CofE Primary School and for secondary education it's Nether Stowe School.

Internally the accommodation features a bright, welcoming and spacious entrance hallway, with doors off into the various reception rooms, the guest's WC and large store cupboard.

The impressive main living room spreads the full length of the property, with a charming box-bay window to the front aspect, carpeted flooring, feature fireplace, both wall and ceiling light points and French doors out to an attractive decking area in the garden. There are two further reception rooms to the rear of the property, providing an extremely versatile layout for all family arrangements or needs, one is currently being used as a formal dining room, and the other being used as a play room. Both of these reception rooms feature French doors out to the garden. The fourth reception room is a superb home study, ideal for those looking to work from home.

The heart of the home is in the impressive open plan kitchen/diner providing ample entertainment space for friends and family. It has an excellent range of units and integrated appliances along with access to a separate utility room having outdoor access.

Upstairs the beautiful galleried landing gives access to five generously sized double bedrooms, and a main family bathroom suite with a separate bath and shower. Each bedroom boasts a generous amount of space, and all feature fitted wardrobes. Bedrooms one, two, and three all boast private en-suites, the second bedroom's en-suite also has a bath.

Outside is a wonderful private fully enclosed rear garden, with a vast patio area, attractive decking and a well-maintained lawn with fenced enclosure and side access to the front.

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: Standard

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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/02102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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Ground Floor

Approximate total area⁽¹⁾

3171 ft²

294.4 m²

Reduced headroom

1 ft²

0.1 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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