

Wentworth Drive

Lichfield, Staffordshire, WS14 9HN

John
German





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£1,000,000

A breathtaking detached family residence situated on one of Lichfield's most prestigious roads located within the ever-popular King Edwards VI School Catchment.

Superbly appointed and largely extended four bedroom detached family home set on one of Lichfield's desirable roads in a most sought-after residential location situated on the south side of Lichfield. This family home has been virtually rebuilt and renovated to the highest standards by the current owners, to create this impressive home. The property benefits from a range of high-tech features including built-in speaker systems, smart lighting, CCTV integration, a smart heating system and much more. Lichfield historic city centre offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant. For local families, this property falls into the catchment area for St. Michael's CofE(C) Primary School and for secondary education it's the highly regarded King Edward VI School. This fantastic family home offers just under 2,500 square feet of generously proportioned accommodation spread over two floors and features a home office, boot room, gym, cosy living room with log burning stove and bi-fold doors, a stunning open plan kitchen/diner/family room, impressive master bedroom and three further spacious bedrooms.

The property is entered through the initial entrance porch with composite entrance door, a door leads off to the useful boot room with plenty of space and storage for shoes and coats with a door leading through to the former garage which is currently in use as a gym, garage store, and two cupboards. From the entrance porch, a further door leads to the entrance hall with wooden effect herringbone flooring and doors leading off to the guest WC and home office. Carpeted stairs lead up to the first floor and wooden stairs down to the lower ground floor. The guest WC is elegantly presented with a stylish Shaker style vanity unit with inset wash hand basin and WC. The versatile home office features wooden effect herringbone flooring and provides a perfect place to work or study ideal for those looking to work from home, this room would also make a lovely snug or playroom. Leading downstairs, the spacious living room has wooden effect herringbone flooring, bi-fold doors to the rear opening out to the rear patio, there is a stone fire surround with log-burning stove, and bespoke fitted storage provides a delightful focal point for the room. The heart of the the home is the impressive open plan kitchen/dining/living space, which has been cleverly designed and executed by the current owners with modern family living in mind with defined areas for cooking, dining and relaxing. The kitchen is fitted with an extensive range of matching wall and base units with fitted quartz worksurfaces and a large central island unit with Neff induction hob and incorporating a breakfast bar. There are a range of further integrated Neff appliances including twin self-cleaning ovens, coffee machine, dishwasher, fridge and freezer and a built-under sink that features an instant hot water boiling tap. The space offers a relaxing snug area with feature fire and a dining area with bi-fold doors to the rear garden patio area, and doors lead off into the pantry and utility.

Moving to the first floor, the spacious landing has useful storage cupboards and stairs leading to the second floor., doors lead off to the master and second bedroom along with the family bathroom. The impressive master has a real boutique hotel feel to the space with a large floor to ceiling window flooding the room with natural light. A door leads to the balcony offering views over the garden and countryside beyond, and stairs rise to a mezzanine level with walk-in wardrobe/dressing room and a luxury en-suite shower room. Bedroom two also enjoys access to the balcony and features a walk-in wardrobe and its own en-suite shower room. Stairs rise from the first floor to the second-floor landing with doors to two further double bedrooms both having views to the front and benefitting from having fitted wardrobes providing useful storage space.

Externally the property has a private driveway providing ample off-road parking and features an EV charger and access to the storage garage. Gated side access leads to the rear garden and bin store area. The rear garden features a Mediterranean style patio terrace with glass balustrades and steps leading to the lawned lower level. The rear balcony accessed from both the principal bedroom and bedroom two features artificial grass landscaping with a glass balustrade.

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: Driveway

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 F

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

Our Ref: JGA12012026

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Approximate total area⁽¹⁾

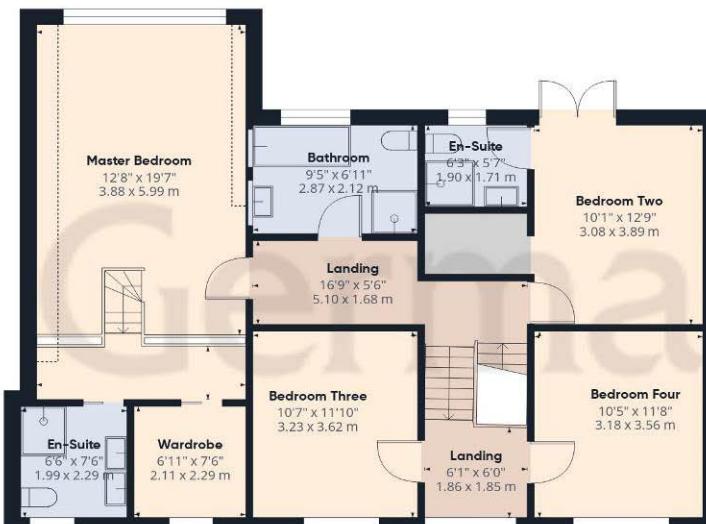
2436 ft²

226.3 m²

Reduced headroom

38 ft²

3.5 m²



(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



Floor 1



Agents' Notes

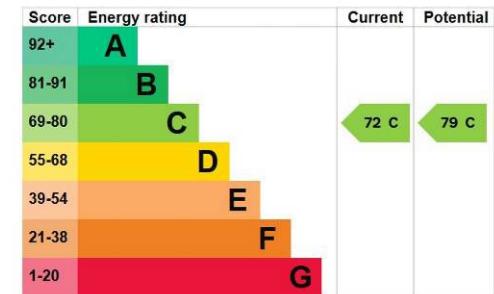
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