

# 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA12012026

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 1<sup>st</sup> 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.



























Ground Floor

Approximate total area<sup>(1)</sup>

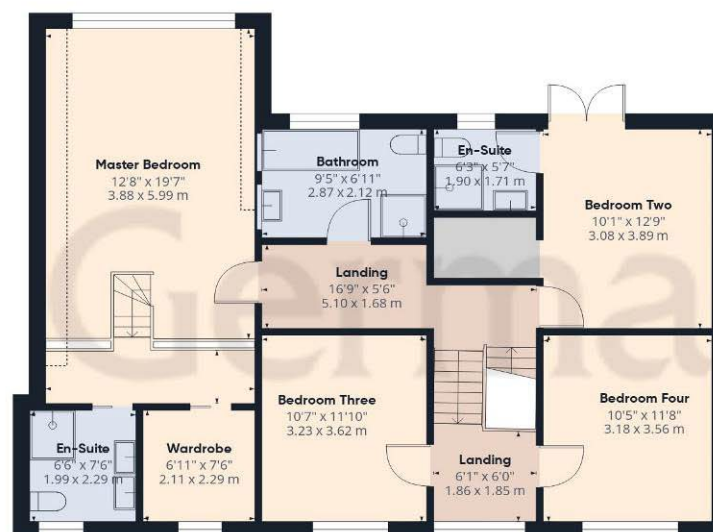
2436 ft<sup>2</sup>

226.3 m<sup>2</sup>

Reduced headroom

38 ft<sup>2</sup>

3.5 m<sup>2</sup>



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

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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