



# New House, Claypit Lane, Lichfield

Offers Over £950,000

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**PART EXCHANGE CONSIDERED FOR THIS LARGE & DESIRABLE PROPERTY POSITIONED JUST OUTSIDE LICHFIELD -** Sitting in quite possibly the perfect position in a plot of approximately 0.32 acres, this vast property offers plenty of space for all of the family. Located just outside the hugely desirable city of Lichfield, and having the benefit of great access to the city whilst having Staffordshire countryside just on your doorstep. The property measures around 2500 square foot, so boasts a serious amount of space, which is flexible and well appointed. The accommodation benefits from having exceptional room sizes throughout and comprises an entrance hall, three reception rooms including a living room, dining room and sitting room as well as a large kitchen diner with doors leading off to the garden. There is also a guest WC and utility whilst to the first floor are four double bedrooms and family bathroom, with three of the bedrooms having their own separate en-suites. The master bedroom is particularly impressive, with huge dimensions, with a dressing area off as well as its generous en-suite, with stairs leading up to a loft room area. Outside is also impressive, with a large drive providing plenty of parking to the front, and the formal garden is very attractive and spacious being laid mainly to lawn with an array of mature trees and shrubs. There is huge scope to extend subject to gaining the necessary permissions, so there really is huge potential with this fabulous home. Location wise, the property sits in a set back position off Claypit Lane, fractionally over a mile from the very centre of Lichfield, with all of Lichfield's most popular amenities being easily accessible, including bars, restaurants, Lichfield City train station, the Cathedral and Beacon Park. Properties of this calibre and sheer size don't present themselves very often and often command a significantly higher price tag. Don't miss out, as this is a property which can only be appreciated with an internal inspection!

Please note that the property is currently viewed with a range of oak furniture and additional furniture within the property, the vast majority of which can be negotiated into the sale price.





- Substantial four double bedroom detached property with no upward chain.
- Exceptional living space and large plot measuring approx. 0.32 acres
- Three of four bedrooms boasting en-suite facilities
- EPC rating: D
- Highly desirable, semi-rural location.
- Spectacular master bedroom with dressing area & en-suite.
- Viewing absolutely essential.
- Council tax band: G

