



**Connells**

Grosvenor Close  
Lichfield



## Property Description

Welcome to Grosvenor Close. Where we have for sale a detached executive family home for sale offering an excellent range of accommodation and being located off Quarry Hills Lane in an established residential cul de sac.

Offering a plethora of fantastic features. This home briefly comprises of an entrance hallway, guest cloakroom, spacious lounge, generous sized kitchen and a separate dining room. To the first floor, this home offers four double sized bedrooms, en suite to master and a family bathroom. Externally this home offers a great sized driveway to front and a beautifully private rear garden which is mainly laid to lawn. We can also offer a great sized integral double garage, boasting plenty of space for storage of one or two cars.

Grosvenor Close really is one of Lichfields most prestigious roads. Being tucked away off Quarry Hills Lane on the popular South side of Lichfield. The property is located in the highly sought after school catchment for three primary schools all with good Ofsted rating, the highly regarded King Edwards VI Senior School is also within the catchment area of Grosvenor Close. Located in close proximity to the Centre of our Cathedral city, boasting ease of access into Lichfield City centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD310609](http://connells.co.uk/Property/LFD310609)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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