



2 | QUARRY HILLS CLOSE | LICHFIELD | STAFFORDSHIRE | WS14 9PJ

Downes
&
Daughters
ESTATE AGENCY



2

QUARRY HILLS CLOSE | LICHFIELD | STAFFORDSHIRE | WS14 9PJ

£895,000

Contemporary living in one of Lichfield's most desirable postcodes. Quarry Hills Close is a private, select development of just 5 striking dwellings in a secluded corner of this highly desirable south Lichfield location. Built in 2016 by a local developer renowned for their niche developments of high end luxury homes, this stunning property extends to over 3,000 sq.ft of stylish accommodation, further improved by the current owners to create wonderfully opulent spaces spanning from the impressive oak and glass central staircase, elegantly connecting all three floors. The ground floor entrance hall provides an impressive welcome with an uninterrupted view to the rear balcony seamlessly opening to the modern open plan kitchen, dining and living room. Further elevating the contemporary feel to the living space. The vast sliding glazed doors to the balcony complete the look. The guest cloakroom and large coats cupboard complete the ground floor. The vast lower ground floor has two large reception rooms which are currently used as a formal living room and a games room although previous uses have included home gym and office.

The proximity of the utility room and shower room also lends itself to a self contained floor for a dependant relative or an executive live/work space. The first floor is equally impressive having been redesigned by the current owners to create an opulent principal bedroom suite. The floor to ceiling windows provide a far reaching view over Lichfield's rural fringe and the vast array of fitted bedroom furniture provides a space for everything. This sumptuous space is then completed with a modern en suite shower room. The expansive landing and two further bedrooms are served by a luxury family bathroom. In addition to the balcony, the external attributes include a south facing lawned rear, integral double garage and private driveway parking.

Viewing is essential to appreciate the thoroughly impressive nature of this stylish home.



GROUND FLOOR

- Entrance Hallway With Large Cupboard & Striking Oak & Glass Staircase
- Guest Cloakroom
- Open Plan Kitchen Dining & Family Space
- Large South Facing Balcony





LOWER GROUND FLOOR

- Spacious Hall Area
- Living Room
- Games Room / Gym / Family Room
- Shower Room
- Utility Room





FIRST FLOOR

- Principal Bedroom Suite (previously two rooms)
- Wide Range Of Fitted Bedroom Furniture
- En Suite Shower Room
- Bedroom Two (fitted wardrobes)
- Bedroom Three
- Luxury Family Bathroom





OUTSIDE

- Block Paved Private Driveway
- Integral Double Garage
- Lawned Fore Garden
- Contemporary Balcony
- Lawned South Facing Rear Garden
- Large Side Storage Area

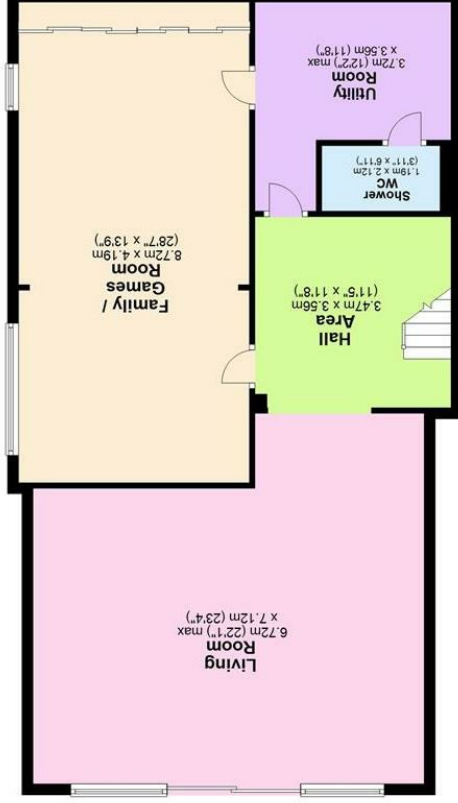




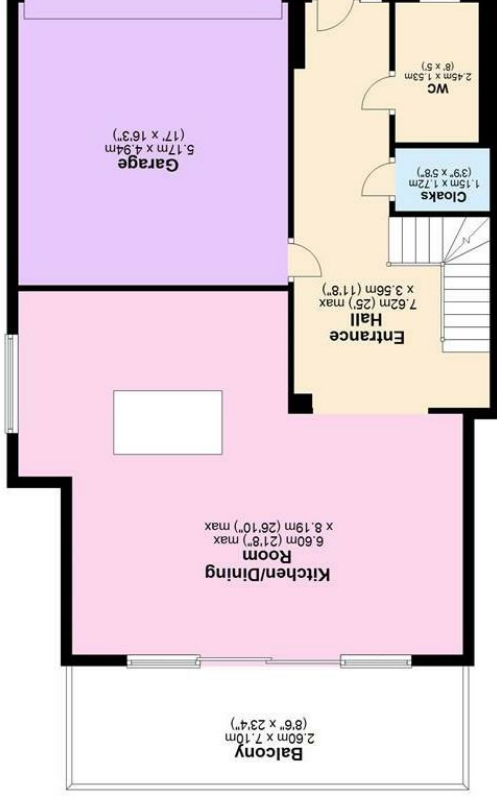




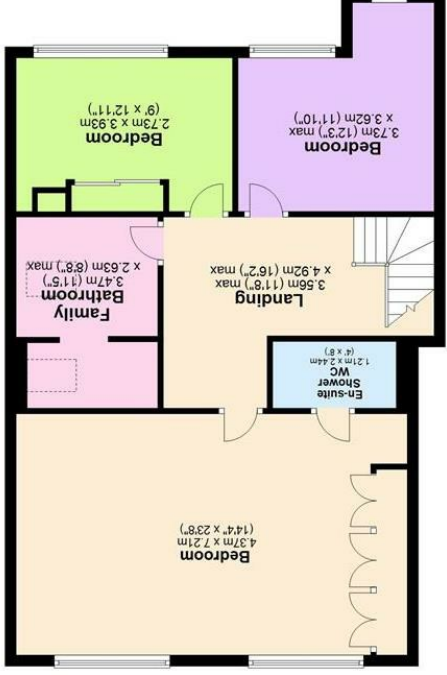
Lower Ground Floor
Approx. 106.6 sq. metres (1147.2 sq. feet)



Upper Ground Floor
Approx. 96.1 sq. metres (1033.9 sq. feet)



First Floor
Approx. 80.9 sq. metres (870.7 sq. feet)



Total area: approx. 283.5 sq. metres (3051.8 sq. feet)

5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Downes & Daughters Ltd wishes to emphasize that all property particulars do not constitute part of an offer or a contract. All statements contained herein are made without responsibility on the part of Downes & Daughters. They are not to be relied on as statements or representation of fact and intending purchasers must satisfy themselves by inspection or other wise as to the correctness of each of the statements contained on these particulars including room measurements. The mention of any appliances and/or services within these sales particulars does not

Not All Agents Are Equal...

