



**21 Grosvenor Close, Lichfield**

WS14 9SR

**Offers In Excess Of  
£685,000**



**4**



**2**



**2**



**C**

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**EXCLUSIVE**

# 21 Grosvenor Close, Lichfield

## DESCRIPTION

Nestled in the highly sought-after location of Grosvenor Close, Lichfield, this executive detached house offers an opportunity to be within easy reach of King Edwards High school, local primary schools, all local amenities, transport links and the heart of England way. This property is perfect for families with the generous living space and well proportioned bedrooms. The layout flows seamlessly, allowing for a warm and inviting atmosphere throughout and the fabulous garden is a standout feature, providing a peaceful space whilst also being perfect for entertaining friends and family. In brief, the accommodation comprises of; Entrance Hallway, Guest WC, Living Room, Dining Room and Breakfast Kitchen. First Floor Landing, Master Bedroom with En-suite, Three Further Bedrooms and a Family Bathroom. Gardens to the front, rear and side and a double driveway with access to the double garage. Viewing is essential to get a feel for what this home has to offer. EPC rating - C



# ROOMS

## Entrance Hallway

accessed via a UPVC double-glazed entrance door and having two ceiling light points, coving, decorative dado rail, radiator, useful open under stairs area and the stairs leading to the first floor

## Guest WC

comprising of a pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, decorative dado rail, part tiling to walls, radiator, tiled floor and a UPVC double-glazed window to the front aspect

## Living Room

benefitting from a feature stone fireplace with a wood effect mantle and an inset coal effect gas fire. Two ceiling light points, coving, two wall light fittings, two radiators, UPVC double-glazed window to the front aspect, UPVC double-glazed patio doors into the rear garden and a door into the

## Dining Room

with access from the living room or hallway and having a ceiling light point, coving, radiator, UPVC double-glazed window overlooking the rear garden and a door into the

## Breakfast Kitchen

fitted with a range of wall and base units with roll top work surfaces and two acrylic sinks with drainers on either side of the kitchen. Integrated appliances include an electric oven, grill, gas hob with extractor hood, dishwasher and two refrigerators. Inset ceiling spotlights, part tiling to walls, radiator, two UPVC double-glazed windows overlooking the rear garden, a UPVC double-glazed door to the side of the property and an internal door into the double garage

## First Floor Landing

having a useful fitted airing and storage cupboard with shelving and the hot water tank. Ceiling light point, access to the loft space, decorative dado rail and a radiator

## Master Bedroom

a generous room flooded with natural light and also having a ceiling light point, radiator and two UPVC double-glazed windows overlooking the front aspect

## En-suite

a modern, light and spacious en-suite fitted with a double walk-in shower cubicle with a mains powered fitting, counter top hand wash basin and a close-coupled WC. Inset ceiling spotlights, part tiling to walls, radiator and a UPVC double-glazed window to the front aspect

## Bedroom Two

benefitting from a double fitted wardrobe providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the rear garden

## Bedroom Three

a double bedroom having a ceiling light point, radiator and a UPVC double-glazed window overlooking the rear garden

## Bedroom Four

a generous bedroom having a ceiling light point, radiator and a UPVC double-glazed window overlooking the rear garden

## Family Bathroom

comprising of a bath with a mains powered shower fitting and screen, pedestal hand wash basin and a close coupled WC. Inset ceiling spotlights, fully tiled walls, towel radiator and a UPVC double-glazed window to the side aspect

## Double Garage

having two up and over doors for vehicular access, lights, power and a loft space. The current sellers have also utilised part of the garage with a work surface, space with plumbing for a washing machine and tumble drier and the wall mounted central heating boiler

## Outside

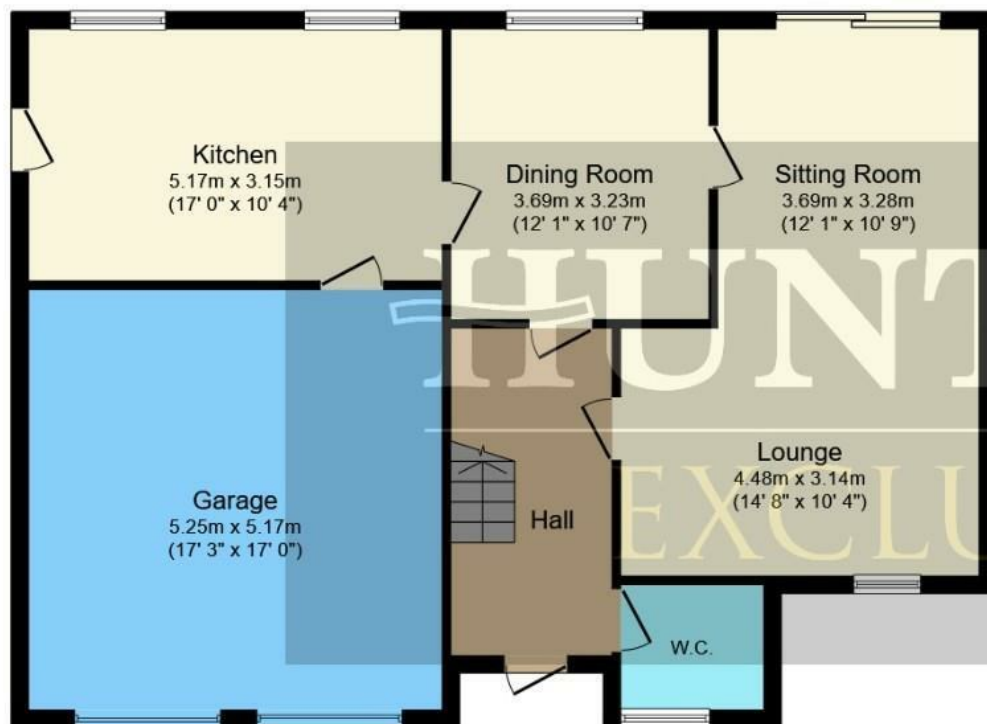
the property is located at the top of a residential cul-de-sac and is set back from the road with a double tarmac driveway with brick paved edging and access to the double garage, there is a lawn with mature shrubs, hedges and trees which provide privacy and this extends around the side of the property running along the public pathway which leads directly through to King Edwards playing fields. There is access to the canopied front entrance door and a timber pedestrian gate giving access to the rear of the property.

the generous, well established rear garden is one of the stand out features of this property with its manicured lawn, paved seating areas for entertaining and well established hedges, shrubs and trees. There is a timber summer house, useful garden shed for storage and an outside water tap

## AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.





**Ground Floor**



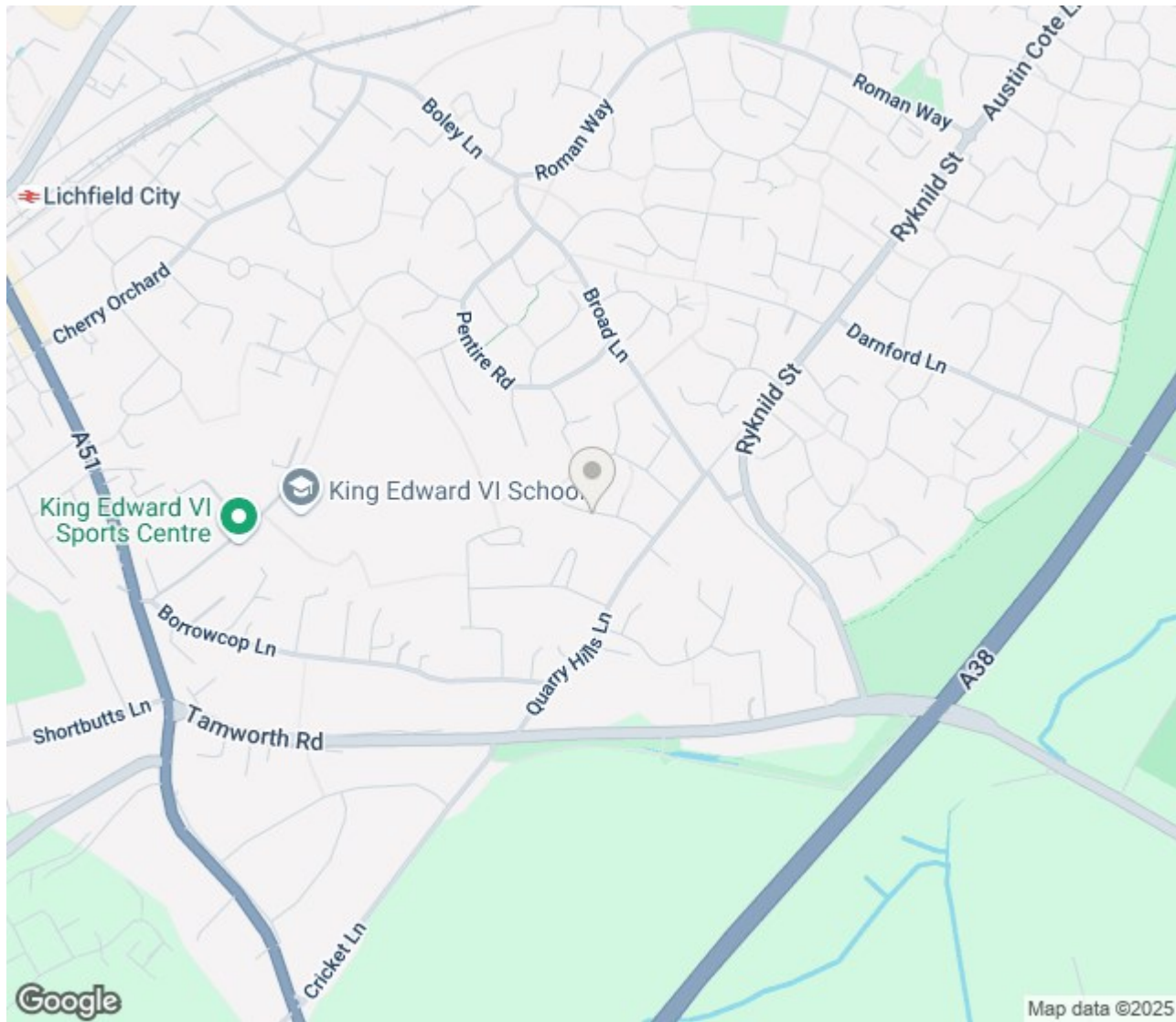
**First Floor**

Total floor area 162.0 m<sup>2</sup> (1,744 sq.ft.) approx

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).

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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**7 Bore Street, Lichfield, WS13 6LJ | 01543 419000 | lichfield@hunters.com**

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 