



Connells

Hazel Grove
LICHFIELD

Property Description

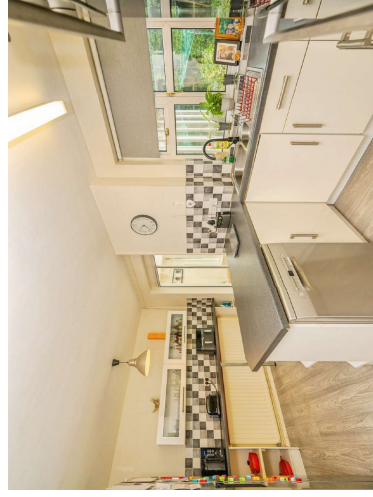
Nestled at the very top of the highly desirable Hazel Grove cul-de-sac, this exceptional four-bedroom family home occupies a wonderfully private position in what can only be described as one of Lichfield's hidden gems.

****CATCHMENT AREA FOR KING EDWARD VI SECONDARY SCHOOL****

Offering generous and versatile accommodation throughout, the property has been lovingly maintained and provides the perfect setting for modern family life. The first floor comprises four well-proportioned bedrooms served by a family bathroom, while the ground floor offers an excellent range of living spaces including a welcoming lounge, spacious kitchen diner, separate dining room, utility room, conservatory, and a convenient guest WC. The integral garage provides additional storage and practicality, with internal access from the house.

Externally, the property continues to impress. A private driveway provides ample parking, whilst the plot offers exciting potential for further extension or enhancement, subject to the necessary planning permissions.

The true jewel in the crown, however, is the magnificent rear garden. Beautifully established and filled with character, it is a magical outdoor space that simply must be experienced in person to be fully appreciated. With its generous proportions, mature planting, and numerous delightful features, it provides a wonderful sanctuary for relaxation, entertaining, and family enjoyment throughout the seasons, a real must see to be appreciated.



Entrance Hallway

Kitchen

15' 7" x 9' 1" (4.75m x 2.77m)

Lounge/Dining Room

16' 1" x 9' 3" (4.90m x 2.82m)

Sitting Room

16' 6" x 11' (5.03m x 3.35m)

Conservatory

14' 1" x 10' 1" (4.29m x 3.07m)

Utility Room

7' 7" x 5' 11" (2.31m x 1.80m)

Ground Floor WC

Access To Integral Garage

First Floor Landing

Bedroom One

10' 1" x 7' 8" (3.07m 7' 8" x 6' 11" x 2.34m)

With Dressing Room 7' 8" x 6' 11"

Bedroom Two

14' 5" x 8' 9" (4.39m x 2.67m)

Bedroom Three

11' x 8' 9" (3.35m x 2.67m)

Bedroom Four

9' 7" x 6' 4" (2.92m x 1.93m)

Family Bathroom

Garage

17' 5" x 7' 8" (5.31m x 2.34m)

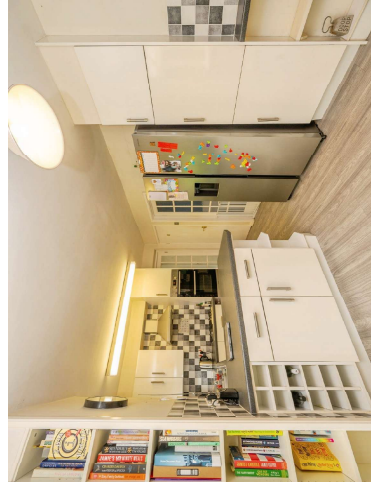
Driveway

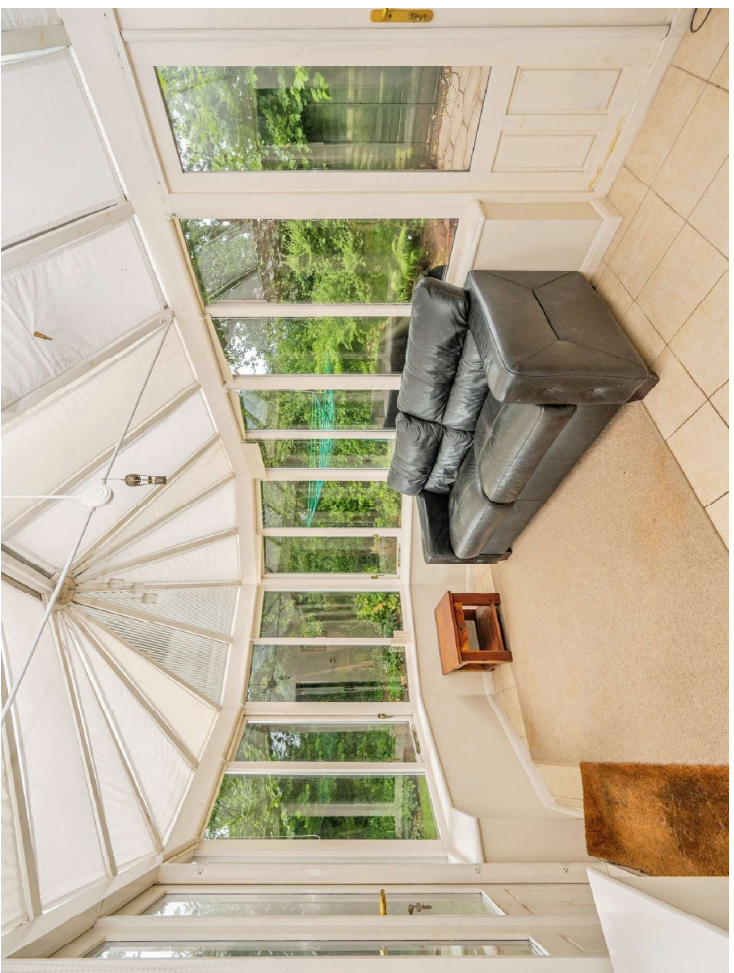
Stunning Rear Garden

Popular Lichfield Location

The location is equally outstanding. Situated within the catchment area for the highly regarded King Edward VI School, the property is ideally placed for families seeking access to excellent educational opportunities. Residents can also enjoy the convenience of being within walking distance of Lichfield's historic city centre, with its superb selection of shops, restaurants, cafés, and amenities. The city's stunning cathedral, bus station, and Lichfield City railway station are all easily accessible, offering excellent transport links and making commuting straightforward.

Combining a peaceful cul-de-sac setting with spacious accommodation, exceptional outdoor space, and an enviable location close to the heart of Lichfield, this is a rare opportunity to acquire a truly special family home.









Ground Floor

Total floor area 138.8 m² (1,494 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). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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