

Lanthorn Close

Lichfield, WS13 6RY

John 
German





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£1,200,000

An executive five-bedroom detached home with a separate study room & hobby room nestled in a small exclusive gated development of homes built in 2003, situated in a highly desirable central location within Lichfield.



This impressive five-bedroom executive detached family home was built by the well-regarded developers Chase Homes, the home is situated within one of Lichfield's most desirable and sought-after, small gated developments. Located within easy walking distance of the city centre with its historic cathedral, beautiful Beacon Park, excellent schools, and a range of boutique shops, cosy cafes, thriving markets, restaurants, bars and pubs. Nearby road links include the A38, A51 and M6 toll road. Lichfield boasts two train stations, (the property is within walking distance of City station) offering services to destinations such as Birmingham, Bromsgrove, and London Euston.

Offered to the market with no onward chain is this impressive five-bedroom executive detached family home located within Lanthorn Close in Lichfield.

Main House

The canopy porch with downlighting and front entrance door opens into the light and spacious hallway with beautiful Amtico flooring, oak stairs rising to the first-floor landing and doors off to the ground floor accommodation. There are double doors opening into the heart of the home which is the impressive open plan kitchen/dining area, with Amtico herringbone design flooring, bi-folding doors opening out to the rear garden, spotlights to the ceiling, and a kitchen with an extensive range of matching wall and base units, with additional island and fitted worksurfaces over, there are a range of integrated appliances, and ample space for a large dining table or seating. There is an arched opening leading into the utility room and a door out to the rear garden. There are three reception rooms, double doors open to both the formal living room and the formal dining room, both of which offer spacious versatile reception rooms ideal for entertaining and modern family living, and the third reception room is currently the home office, ideal for those looking to work from home but could also be utilised as a child's playroom. Completing the ground floor is the guest cloakroom comprising of low level WC, and a wash hand basin.

Upstairs you have five generous double bedrooms, all of which benefit from either fitted or walk in wardrobes, there are two en-suite shower rooms, with the impressive master bedroom benefiting from its own walk-in wardrobe, en-suite bathroom and Juliet balcony. The modern family bathroom services the remaining three bedrooms and comprises of large corner shower, low level WC, wash hand basin, spotlights the ceiling and Velux skylight.

The property benefits from a part converted garage which provides a ground floor study room and first floor hobby room. The ground floor has tiled flooring, spotlights to the ceiling and remote controlled day and night blinds. An oak staircase leads upstairs to the first floor hobby room. For further information relating to this conversion please refer to Lichfield District Council Planning portal, application 24/00846/FUH. The garage has an electric door with power, lighting with space for a motorbike and car. There is additional secure outdoor bike storage.

The property sits proudly at the end of Lanthorn Close tucked away with an ample corner plot and has a block-paved driveway providing off-road parking for 4/5 vehicles, and a decorative low maintenance front garden.

Externally, this executive detached family home is located on a secure gated complex built by Chase Homes in 2003. There is a side gated entrance leading to the rear of the home, the fully enclosed rear garden has a large seclude decking area perfect for entertaining family and friends, a landscaped, mature low maintenance garden including a manageable lawned area, a variety of established plants, trees and shrubs along with a cedar wood garden room with light and electricity, and functions as snug/home office/gym.

Agents notes: There is a service charge for the gates and maintenance of the private road of currently £400 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA25082026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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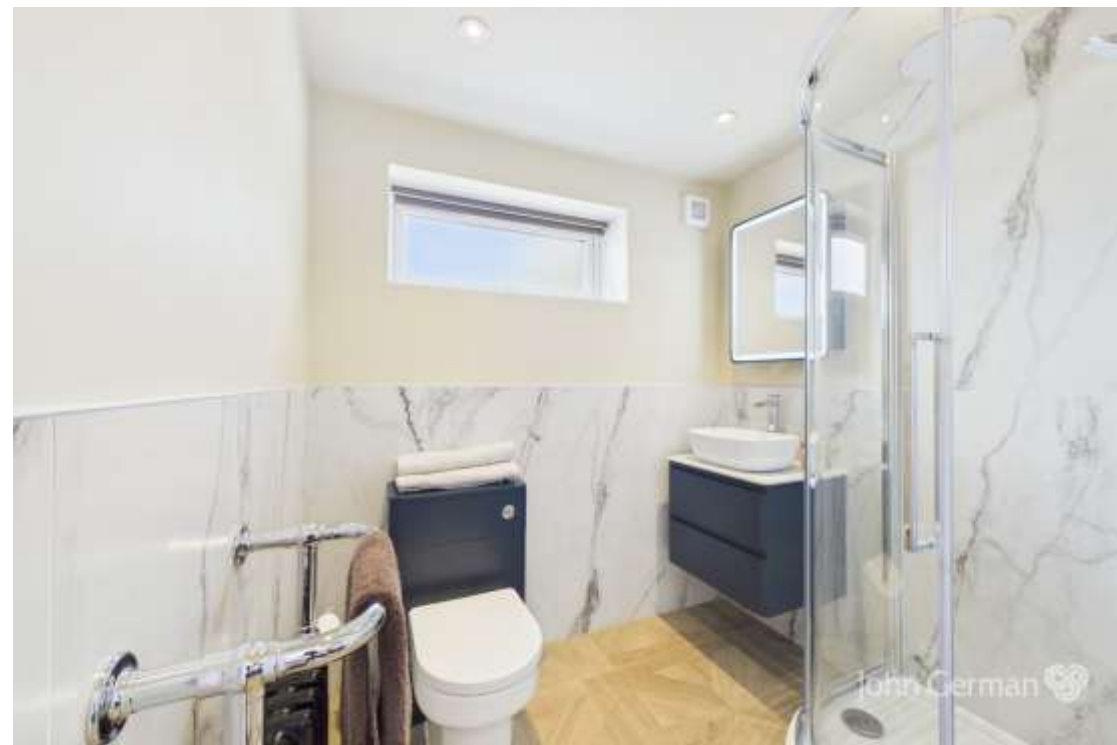




John German









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Floor 1 Building 3

Approximate total areaⁱⁱⁱ

291 m²

3135 ft²

Reduced headroom

8.2 m²

88 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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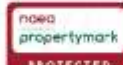
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