



Fleming Drive, Streethay  
Lichfield, WS13 8UW

**£825,000**

Nestled in the highly sought-after Roman Heights development on Fleming Drive, this stunning detached property offers a rare blend of contemporary elegance and countryside views. Positioned at the edge of this vibrant and well-connected Streethay community, the home enjoys uninterrupted countryside vistas making it a truly unmissable opportunity. This impeccably finished property is ideal for those seeking an idyllic yet convenient lifestyle.

Residents can enjoy scenic countryside walks, a district park featuring play areas, football fields, and basketball courts, as well as an abundance of open green spaces, all within walking distance. Lichfield City Centre and Lichfield Trent Valley Station—with direct connections to Birmingham and London—are just a short journey away. The development is also home to a recently rated 'Outstanding' Primary School, alongside popular amenities such as the BOD Café, Co-op, Domino's, and King's Fish and Grill. Wider shopping facilities are less than half a mile from the doorstep, ensuring every convenience is at hand.

#### Elegant Design and Spacious Living

Set in a secluded private plot and approached via a spacious, paved driveway, this impressive property boasts parking for multiple vehicles, along with the practicality of a double garage.

Its striking exterior is enhanced by its enviable position, offering panoramic countryside views to the fore.

Upon entering, you are greeted by a bright, welcoming hallway, complete with practical storage solutions and a guest W.C.

The standout feature of the home is the open-plan kitchen/dining/family area spanning the full width of the property and overlooking the garden, perfect for entertaining guests and hosting dinner parties.

Porcelanosa tiled flooring flows through the ground floor creating a seamless and sophisticated aesthetic throughout.

Key living spaces include: • A private study, ideal for remote working. • A generously proportioned lounge offers an ideal relaxing space for the evening • An immaculate kitchen/dining living area designed for modern family living, flooded with natural light and fitted with high-specification Zanussi and AEG appliances, including a hot & cold filter tap.

This space opens to the rear garden, making it a superb hub for hosting.

A separate utility room adds to the practicality of the home.

#### Luxurious Accommodation

The first floor continues to impress, with a spacious gallery landing leading to five beautifully proportioned bedrooms, ensuring ample room for a growing family.

Highlights include: • A luxurious master suite, featuring a private dressing area with fitted wardrobes and a sleek en-suite shower room. • A second bedroom with its own en-suite, offering additional comfort and privacy. • A fourth bedroom currently used as a dressing room, complete with fitted wardrobes, which can easily revert to a double bedroom if desired. • A contemporary family bathroom, styled with Porcelanosa tiles and a premium suite including both a bath and a separate shower.

#### Exquisite Outdoor Living

The south-easterly-facing rear garden is a true highlight, meticulously maintained and offering a serene retreat for relaxation or entertaining.

A spacious patio area provides the perfect setting for alfresco dining, while the lush lawn, bordered by secure fencing, creates a safe and inviting space for families.

A convenient side gate leads to the front of the property, completing this exceptional home.

This property represents the ultimate in modern family living, combining high-end interiors with an unbeatable location. With its unrivalled views, impeccable design, and proximity to amenities, schools, and transport links, it offers a lifestyle of both luxury and convenience. Early viewing is highly recommended to fully appreciate all this remarkable home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is G payable to Lichfield Council.

Services Connected: Water, Drainage, Gas, Electric

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800



**Hallway**

4.26m (14') max x 3.04m (10')

**WC**

1.67m (5'6") x 1.09m (3'7")

**Study**

3.49m (11'5") x 2.40m (7'10")

**Lounge**

5.28m (17'4") x 3.54m (11'7")

**Kitchen/Dining/Family Room**

10.27m (33'8") x 3.69m (12'1")

**Utility**

2.33m (7'8") x 1.66m (5'5")

**Landing**

3.65m (12') x 2.34m (7'8") max plus 0.13m (0'5") x 0.13m (0'5")

**Bedroom 1**

4.02m (13'2") x 3.65m (12')

**Dressing Area**

2.44m (8') x 2.27m (7'5") plus 0.13m (0'5") x 0.13m (0'5")

**En-suite**

2.44m (8') x 1.39m (4'7") plus 0.13m (0'5") x 0.13m (0'5")

**Bedroom 2**

3.52m (11'7") x 2.66m (8'9") plus 0.13m (0'5") x 0.13m (0'5")

**En-suite**

2.64m (8'8") x 1.42m (4'8") plus 0.13m (0'5") x 0.13m (0'5")

**Bedroom 3**

3.60m (11'10") x 2.84m (9'4") plus 0.13m (0'5") x 0.13m (0'5")

**Bedroom 4**

3.16m (10'4") x 2.93m (9'7")

**Bedroom 5**

2.70m (8'10") x 2.66m (8'9") plus 0.13m (0'5") x 0.13m (0'5")

**Bathroom**

2.55m (8'4") x 2.34m (7'8") plus 0.13m (0'5") x 0.13m (0'5")

**Double Garage**

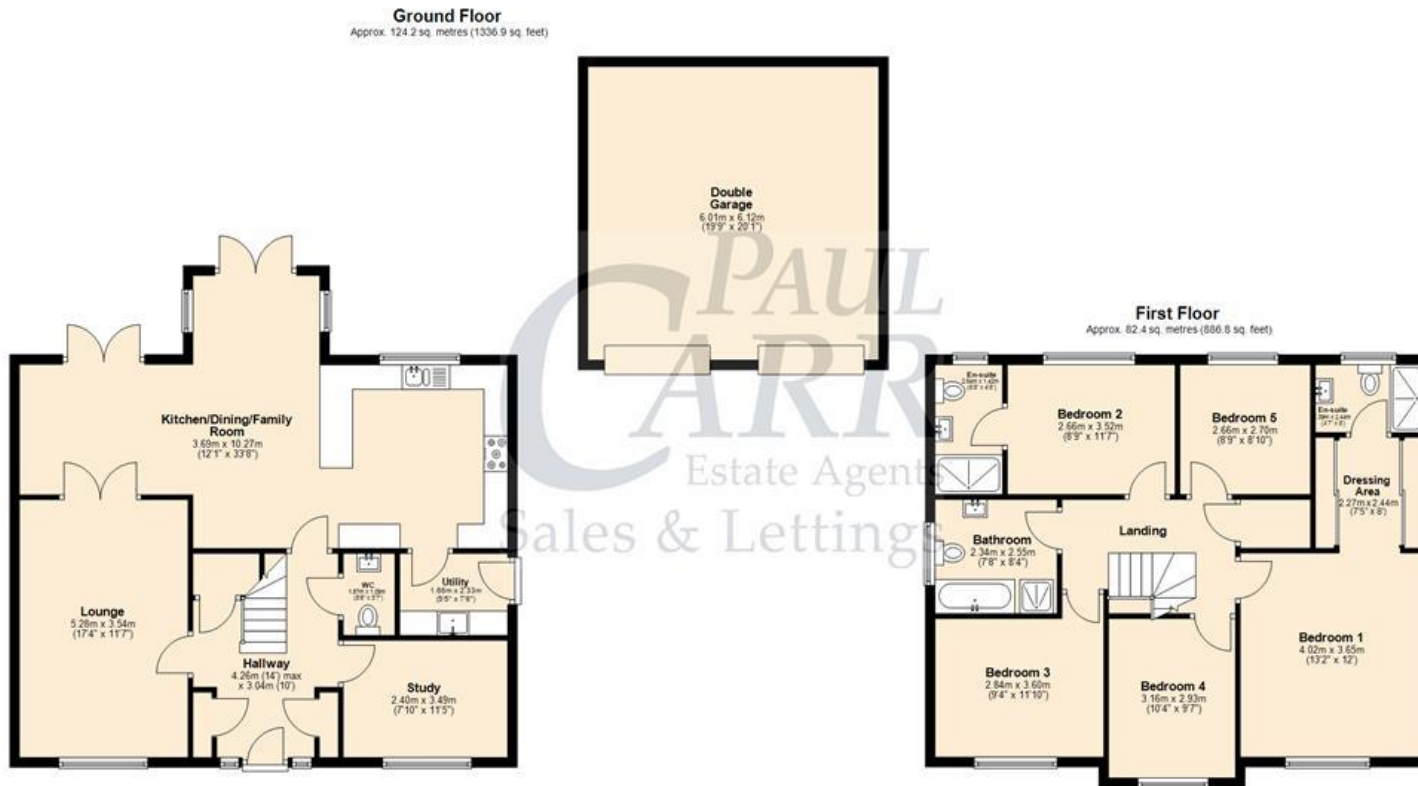
6.12m (20'1") x 6.01m (19'9")





# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



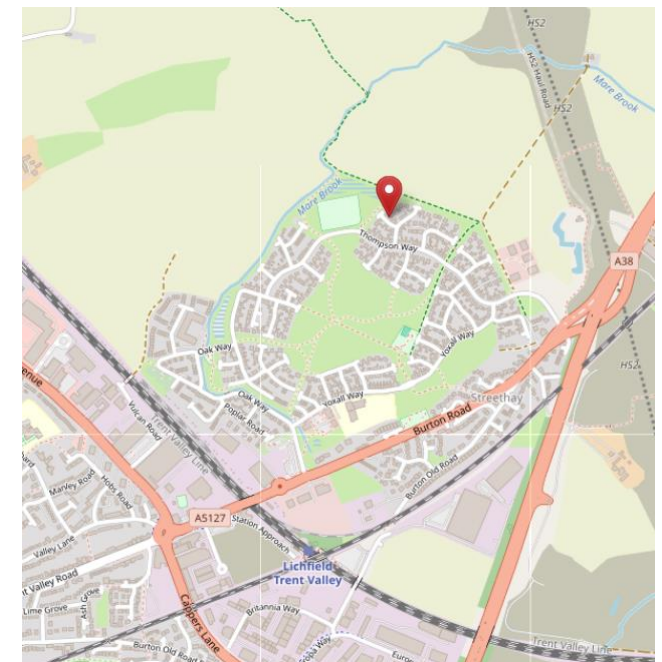
PAUL CARR  
Estate Agent  
Sales & Lettings

Total area: approx. 206.6 sq. metres (2223.7 sq. feet)  
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Plan produced using Floorplan

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.