

Lanthorn Close

Lichfield, WS13 6RY

John 
German





Lanthorn Close

Lichfield, WS13 6RY

£1,100,000

An executive detached family home nestled within a prestigious gated development within walking distance of Lichfield city centre.

This impressive five bedroom executive detached family home built by the well-regarded developers Chase Homes, 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, offering services to destinations such as Birmingham, Bromsgrove, and London Euston.

The canopy porch with downlighting and front entrance door opens into the welcoming hallway with a beautiful herringbone style Amtico flooring, spotlights to the ceiling, stairs rising to the first-floor landing with useful understairs storage cupboard, and doors leading off to the ground floor accommodation. The guest cloakroom has a continuation of the herringbone style Amtico flooring, low level WC, wash hand basin, radiator, and spotlights to the ceiling.

From the hallway, double doors open into the impressive and spacious living room with a window to the front aspect, French doors opening out to the rear garden, carpeted flooring, feature coved ceiling and a beautiful fireplace having a natural stone hearth.

The second spacious reception room is the formal dining room with French doors opening out to the rear garden, feature coved ceiling, carpeted flooring and a door leading into the kitchen.

The third versatile reception room is currently used as a music room with carpeted flooring, ceiling light point, window to the side aspect. This room would alternatively make a great home office or playroom.

The impressive breakfast kitchen is fitted with an extensive range of shaker style wall and base units with fitted worksurfaces over, tiled splashback surround, under cabinet lighting, inset stainless steel sink with mixer tap over, AEG gas hob, extractor, oven and microwave, along with an integrated fridge freezer and a dishwasher. There are windows to the side and rear aspect, French doors opening out to the rear garden, Porcelanosa tiled flooring, coved ceiling and spotlights to the ceiling,

Off the kitchen, a door leads into the utility room which is fitted with a shaker style base cupboard and round edge worktop with an inset stainless steel sink and tiled surround. There are spaces for a washing machine and tumble dryer, an obscure glazed door to the side, Porcelanosa tiled flooring and spotlights to the ceiling.

Upstairs, on the first floor there is a beautiful galleried landing, with doors off to the five bedrooms and family bathroom. The very generously sized master bedroom has carpeted flooring, a window to the front aspect, a walk-in dressing room with skylight window, radiator, carpeted flooring and hanging space, plus an en-suite shower room comprising of a wash hand basin with tiled surround, low flush WC, bath, separate shower cubicle with Grohe shower, heated towel rail and two skylight windows to the rear.

Bedrooms two, three and four are all well-proportioned double rooms, all with double fitted wardrobes, and bedroom two also benefiting from its own en-suite shower room. Bedroom five is also a good sized room, with a window to the front aspect. The family bathroom comprises of a wash hand basin, low level WC, heated towel rail, bath with shower attachment, separate double shower cubicle with Grohe shower, tiled surround, and spotlights to the ceiling.

Externally, this executive detached family home is located on a secure gated complex built by Chase Homes in 2003. To the front of the home is a block paved driveway providing off-road parking for numerous vehicles, along with additional parking to the side of the property. There is a side gated entrance leading to the rear of the home, and access into the integral double garage with electronically operated double doors.

The home benefits from a wrap-around garden to the rear and side aspects. The main proportion of the garden is located to the left-hand side of the house with a south west aspect, having a large patio area perfect for entertaining family and friends, shaped lawn with borders, hedged and fenced boundaries, with a variety of plants and shrubs, plus a superb summerhouse which is an ideal garden room, but could also be used as an office for those looking to work from home.

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

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

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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: JGA/12052026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor

Approximate total area⁽¹⁾

239.9 m²

2584 ft²



Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE360



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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



