



Hamstall Close, Streethay  
Lichfield, WS13 8GF

**£565,000**

Welcome to 'The Harper', a beautifully presented and extended executive detached family home built by Miller Homes and located on the desirable Roman Heights development.

This impressive property has been stylishly upgraded and features spacious ground floor living accommodation coupled with ample bedroom space for families of all ages. Set on a popular development in Streethay within easy reach of amenities in Lichfield this fabulous property comprises of an entrance hallway with guest cloakroom, a versatile office/snug and the main living room with dual aspect windows and panelled walls. An orangery extension has been added to create a fabulous family kitchen/dining/living area and a separate utility room has space for appliances. A feature gallery landing leads to the four good-sized bedrooms and family bathroom. The main bedroom has an en-suite shower room, space for wardrobes and views over the rear garden. Outside the property has a beautifully landscaped front garden wrapping around the corner plot, driveway parking and a single garage. A side gate leads to the private, walled garden with a patio and a decked seating area perfect for summer barbeques. The property is conveniently located to take advantage of the variety of transport links including Lichfield Trent Valley train station and the A38 providing links to the M6 Toll.

Call Paul Carr Lichfield to arrange an appointment to view!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.

Services Connected: Water, Drainage, Gas, Electric.

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on **01543 221 800**

or via **Lichfield@paulcarrestateagents.Co.Uk**



**Entrance Hall**

**Office**

3.03m (9'11") x 2.70m (8'10")

**WC**

**Kitchen/Diner**

5.84m (19'2") x 3.46m (11'4")

**Orangery**

**Utility**

1.76m (5'9") x 1.75m (5'9")

**Living Room**

6.30m (20'8") x 3.32m (10'11")

**Landing**

**Bedroom 1**

3.89m (12'9") x 3.46m (11'4")

**En-suite**

**Bedroom 2**

3.37m (11'1") x 3.17m (10'5")

**Bedroom 3**

3.37m (11'1") x 3.04m (9'11")

**Bedroom 4**

3.04m (10') x 2.30m (7'6")

**Bathroom**





# Floor Plan

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

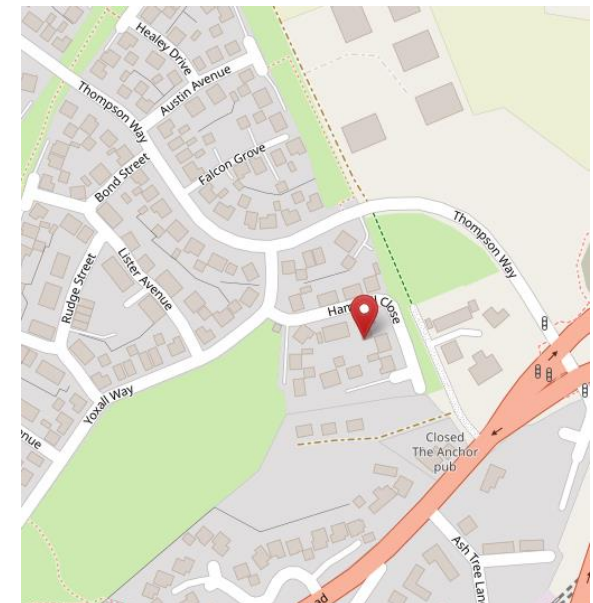


Total area: approx. 152.1 sq. metres (1637.2 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 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: 26th January 2026

**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.