Paul Carr Estate Agents
Sales & Lettings

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Blakeways Close, Edingale, B79 9LL

£600,000

Welcome to *Blakeways Close…*
and this beautifully presented four-bedroom modern family home situated in the sought-after village of Edingale, offering spacious and versatile living accommodation set in a secluded and peaceful cul-de-sac.
This impressive property has been thoughtfully extended and upgraded throughout with the standout feature being the stunning open-plan kitchen and living space at the heart of the home.

The contemporary kitchen, designed by Wren, features stylish units with Quartz worktops and LED lighting, high-quality integrated appliances, and a generous central island, making it ideal for both everyday living and entertaining.
An air conditioning unit provides both hot and cold air.
Skylights flood the space with natural light while providing seamless access to the rear garden via French doors.
A hidden access door leads to the utility room housing appliances and providing access to the rear garden.
The ground floor layout benefits from a welcoming entrance hall with stairs to the first floor and a guest cloakroom.
A good-sized lounge has a log burner and is the perfect place for relaxing.
There is also a versatile reception room ideal as a dining room, playroom or snug and an additional separate office providing an excellent work-from-home space.
Upstairs, the property comprises four well-proportioned bedrooms, including a main bedroom with hot and cold air conditioning, a bay window and en-suite shower room, two further double bedrooms showcasing fitted wardrobes and a single bed/dressing room.
Externally, the home enjoys a private rear garden, ideal for outdoor dining and family use, along with ample off-road parking to the front and a garage with electrically operated door.
The property also benefits from thermal solar heating significantly reducing bills whilst providing free hot water for up to 8 months yearly. Furthermore, solar panels installed on the rear roof generate an average annual income of over £2,000.
There is no gas to the property, Fisher electric radiators heat bedrooms two and three, the hall, lounge and dining room.
Combining modern design with practical living space, this superb home is perfectly suited for growing families seeking a high-quality property in a desirable village location.
The property is perfectly located for local schooling and is within the current catchment area for the 'Excellent' rated John Taylor High School, with the 'Outstanding' Mary Howard Primary School close-by.
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 Lichfield Council.
Services Connected: Water, Drainage, Electric.
Viewings: Strictly via appointment through our Lichfield Residential Sales Department on **01543 221800**
or via **lichfield@paulcarrestateagents.co.uk**

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Entrance Hall

Guest WC

Dining Room/Playroom/Snug
9' 5" x 16' 1" (2.86m x 4.9m)

Office
4.22m (13'10") max x 1.38m (4'6")

Kitchen/Living Room
7.04m (23'1") x 0.53m (1'9")

Utility/Boot Room
5.03m (16'6") x 1.46m (4'10")

Lounge
5.95m (19'6") max x 3.31m (10'10")

First Floor Landing

Bedroom 1
4.00m (13'1") max x 3.15m (10'4")
En-suite

Bedroom 2
4.28m (14') x 2.65m (8'8")

Bedroom 3
3.58m (11'9") max x 2.60m (8'6")

Bedroom 4
2.65m (8'8") x 2.05m (6'9")

Family Bathroom
2.60m (8'6") x 2.30m (7'6")

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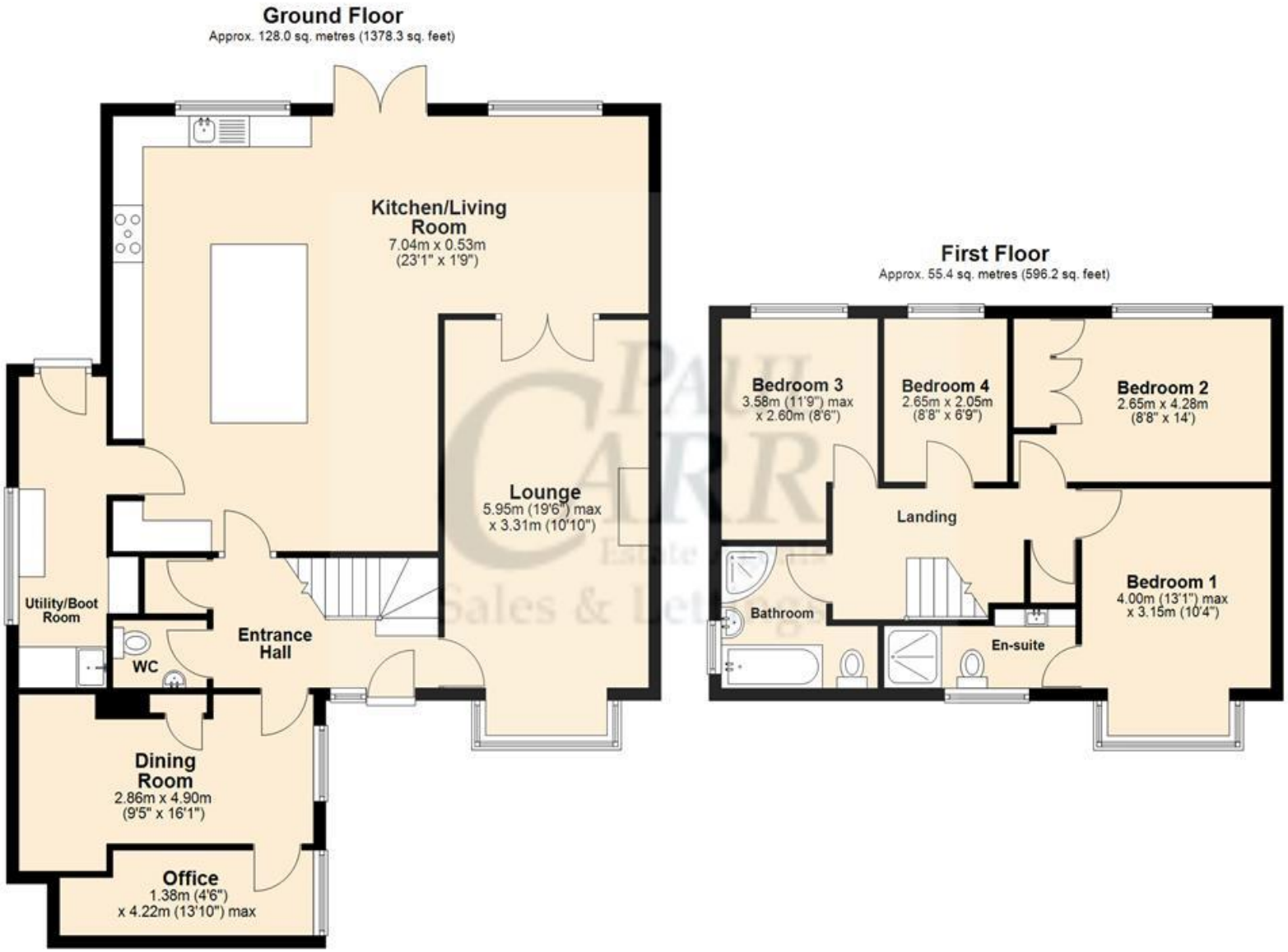
Floor Plan

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



Total area: approx. 183.4 sq. metres (1974.5 sq. feet)

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: 21/04/26

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.