



Broad Lane,
Lichfield, WS14 9SU

Offers in the Region Of £650,000

Welcome to Spring Mist, an individually designed, executive family home located in a highly desirable area of Lichfield within the catchment of King Edward VI School.

This stylish, bespoke property, set behind a block paved driveway and double garage features a generous entrance hallway with a home office and a guest cloakroom featuring a Villeroy & Boch WC.

The generous living room features a Portuguese Limestone fireplace with a gas fire and French doors to the rear garden. A second reception room is ideal as a dining room or sitting room and the fitted Magnet kitchen has a Bosch electric double oven, AEG gas hob and space for a breakfast/dining table.

Off the kitchen is a utility room with Magnet units and space for appliances, a side door leads to the rear garden.

Stairs from the hallway lead to a galleried landing area and into the four generous bedrooms.

The main bedroom features a dressing area with space for wardrobes and a luxury en-suite with an Aqualisa Quartz shower, Villeroy & Boch fixtures and Perla porcelain tiling.

There are three further bedrooms and a luxury family bathroom with the same Villeroy & Boch fittings and Perla porcelain tiles. The private and mature rear garden has been landscaped to create the perfect area for families and ideal for entertaining guests.

Indian stone paving wraps around the patio and side garden and at the rear of the garden creating an outside dining area great for evening barbecues.

A side gate leads to the driveway and a side door leads into the detached double garage featuring a remote control Hormann sectional garage door. In addition, the property has Goliath windows/doors and a security alarm.

This impressive and bespoke family home is ideally located on the doorstep of Boley Park shops with the Co-op supermarket, petrol station, The Turnpike pub, Insomnia coffee shop and community hall nearby.

For commuters there are two train stations nearby, Lichfield City and Trent Valley train station providing regular links to Birmingham & London. The A38/M6 Toll are a short distance away.

This is a superb opportunity to purchase a stylish and individually designed family home set in one of the area's most highly regarded locations. Contact 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 District Council

Services Connected: Gas/Electric/Water/Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800
or via Lichfield@paulcarrestateagents.co.uk



Entrance Hall
3.64m (11'11") x 0.99m (3'3")

WC
2.02m (6'8") x 0.96m (3'2")

Office
2.72m (8'11") x 1.94m (6'4")

Living Room
4.68m (15'4") x 3.87m (12'8")

Dining Room
3.69m (12'1") x 2.69m (8'10")

Kitchen/Breakfast Room
4.29m (14'1") x 3.07m (10'1")

Utility Room
2.78m (9'1") x 2.36m (7'9")

Double Garage
5.06m (16'7") x 4.90m (16'1")

First Floor Landing

Bedroom 1
5.03m (16'6") max x 3.16m (10'4") max
En-suite

Bedroom 2
3.85m (12'8") x 3.05m (10')

Bedroom 3
3.97m (13') x 2.86m (9'5")

Bedroom 4
2.21m (7'3") x 2.05m (6'9")

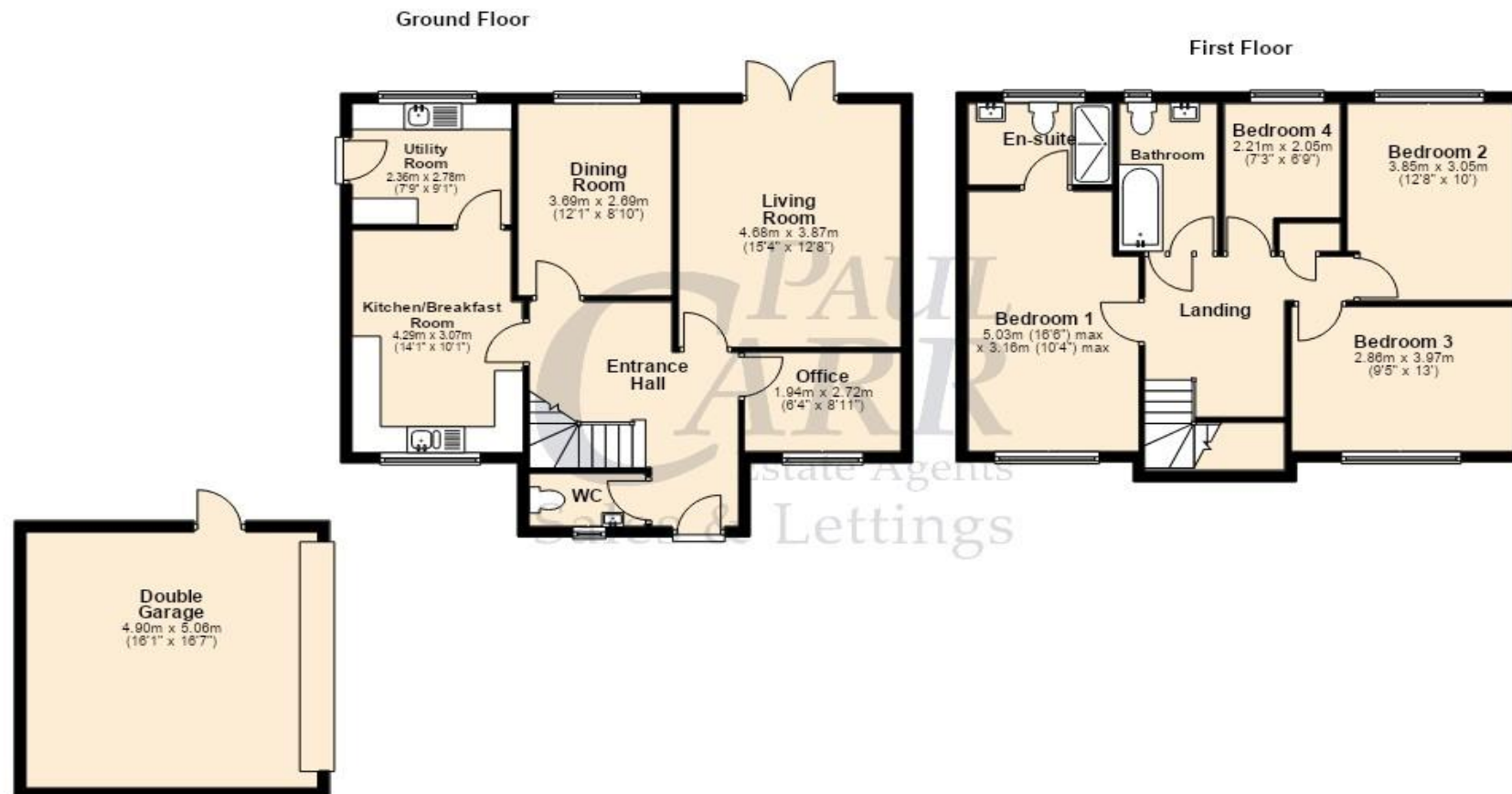
Family Bathroom





Floor Plan

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



Total area: approx. 159.8 sq. metres (1720.2 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:

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.