



9 | VALE CLOSE | LICHFIELD | STAFFORDSHIRE | WS13 7LJ

Downes
&
Daughters
ESTATE AGENCY



9

VALE CLOSE | LICHFIELD | STAFFORDSHIRE | WS13 7LJ

£895,000

A thoroughly impressive five bedroom family home, extending to over 2,600 sq.ft of accommodation, in a highly desirable position on one of Lichfield's premier addresses. With views towards the three spires this highly coveted road, neighbouring Gaia Lane, always receives much attention from a discerning audience attracted by the history of the area but wanting a more modern dwelling coupled with all the convenience of City Centre living. The walk to the centre, past The Close and between Minster and Stowe Pools, could not be more attractive. The immaculately presented and enormously flexible accommodation is arranged over two floors with an impressive ground floor and the added benefit of a wonderfully opulent principal bedroom suite on the first floor. A bright entrance hallway with a guest cloakroom opens to an indulgent living room with inglenook fireplace, the formal dining room enjoys views towards the Cathedral, the open plan kitchen diner and family room is the social hub of the home and the conservatory, office/sitting room and utility complete the ground floor.

The first floor is equally impressive with an attractive gallery landing with double doors opening to the most opulent of bedroom suites. Boasting seating and dressing areas and a 'secret' en suite shower room. Three out of the remaining four bedrooms also benefit from en suite bathrooms. Externally the property sits attractively within a manicured plot with formal established gardens to the front and rear with wonderful levels of privacy. The private driveway parking leads to an integral double garage and the stylishly presented front garden provides the necessary 'kerb appeal' for a house of this splendour.

Viewing is essential to appreciate the impressive nature of this sumptuous family home.



GROUND FLOOR

- Enclosed Porch
- Entrance Hallway
- Living Room With Inglenook Fireplace
- Formal Dining Room
- Solid Oak Kitchen With Central Island Opening To...
- Informal Dining Area
- Conservatory
- Home Office/Sitting Room With Bespoke Shelving
- Utility Room





FIRST FLOOR

- Elegant Gallery Landing
- Opulent Principal Bedroom With Fitted Wardrobes
- En Suite Shower Room
- Bedroom Two With Fitted Wardrobes
- En Suite Bathroom
- Bedroom Three With Walk In Wardrobe
- En Suite Shower Room
- Bedroom Four
- En Suite Shower Room
- Bedroom Five







WHY WE LOVE THIS HOUSE...





OUTSIDE

- Decorative Block Paved Private Driveway For A Number Of Cars
- Immaculate Lawned Front Garden With Stylishly Planted Beds
- Integral Double Garage With Electric Roller Door
- Enclosed Landscaped Rear Garden With Good Levels Of Privacy
- Manicured Lawn & Patio Seating Areas
- Established Borders & Neat Boundary Hedging
- Timber Storage Shed & Gated Side Access







Total area: approx. 242.2 sq. metres (2607.2 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Downes & Daughters Ltd. wishes to emphasize that all property particulars do not constitute part of an offer or a contract. All statements contained herein are made without responsibility on the part of Downes & Daughters. They are not to be relied on as statements or representation of fact and intending purchasers must satisfy themselves by inspection or other wise as to the correctness of each of the statements contained on these particulars including room measurements. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Not All Agents Are Equal...