



Burt Close,  
Lichfield, WS13 6UX

**£465,000**

Welcome to Burt Close, an impressive, detached family home built by David Wilson Homes and located on the highly desirable Hallam Park development.

Situated within easy reach of facilities in Lichfield this lovely property is presented to a 'Show Home' standard and is nestled in this sought after area within close proximity to Waitrose and a short walk to facilities in Lichfield, including Beacon Park and Lichfield City train station.

Upgrades to the property include Quartz worktops, a Franke ceramic sink, a double AEG oven and NEFF 5-ring hob.

Throughout the ground floor is high quality engineered French Oak flooring and there are bespoke shutters fitted throughout the house.

The spacious ground floor layout comprises of a welcoming entrance hallway with storage cupboard and a guest cloakroom. The generous kitchen/diner has French doors to the rear garden and the stylish and elegant lounge has a feature open fireplace and French doors to the rear garden.

The first floor has an attractive landing leading to the three good-sized bedrooms.

The main bedroom has fitted wardrobes and an en-suite shower room.

Bedroom two is a double bedroom and has fitted wardrobes. Bedroom three is ideal as a single bedroom or home office.

To the outside is a wrap-around front garden, a driveway for several vehicles and a single garage.

A gate leads to the rear garden with fenced borders and a paved patio ideal for outside dining.

This beautifully finished and stylish modern home is perfect for families and available to view via Paul Carr Lichfield, call to make an appointment today!



**PAUL**  
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Sales & Lettings

**Entrance Hall**

**Guest WC**

**Kitchen/Diner**  
5.35m (17'7") x 3.67m (12')

**Lounge**  
5.68m (18'8") x 3.00m (9'10")

**First Floor Landing**

**Bedroom 1**  
11' 4" x 10' 2" (3.46m x 3.09m)  
**En-suite**

**Bedroom 2**  
3.13m (10'3") max x 2.85m (9'4")

**Bedroom 3**  
3.54m (11'7") x 2.12m (6'11")

**Family Bathroom**

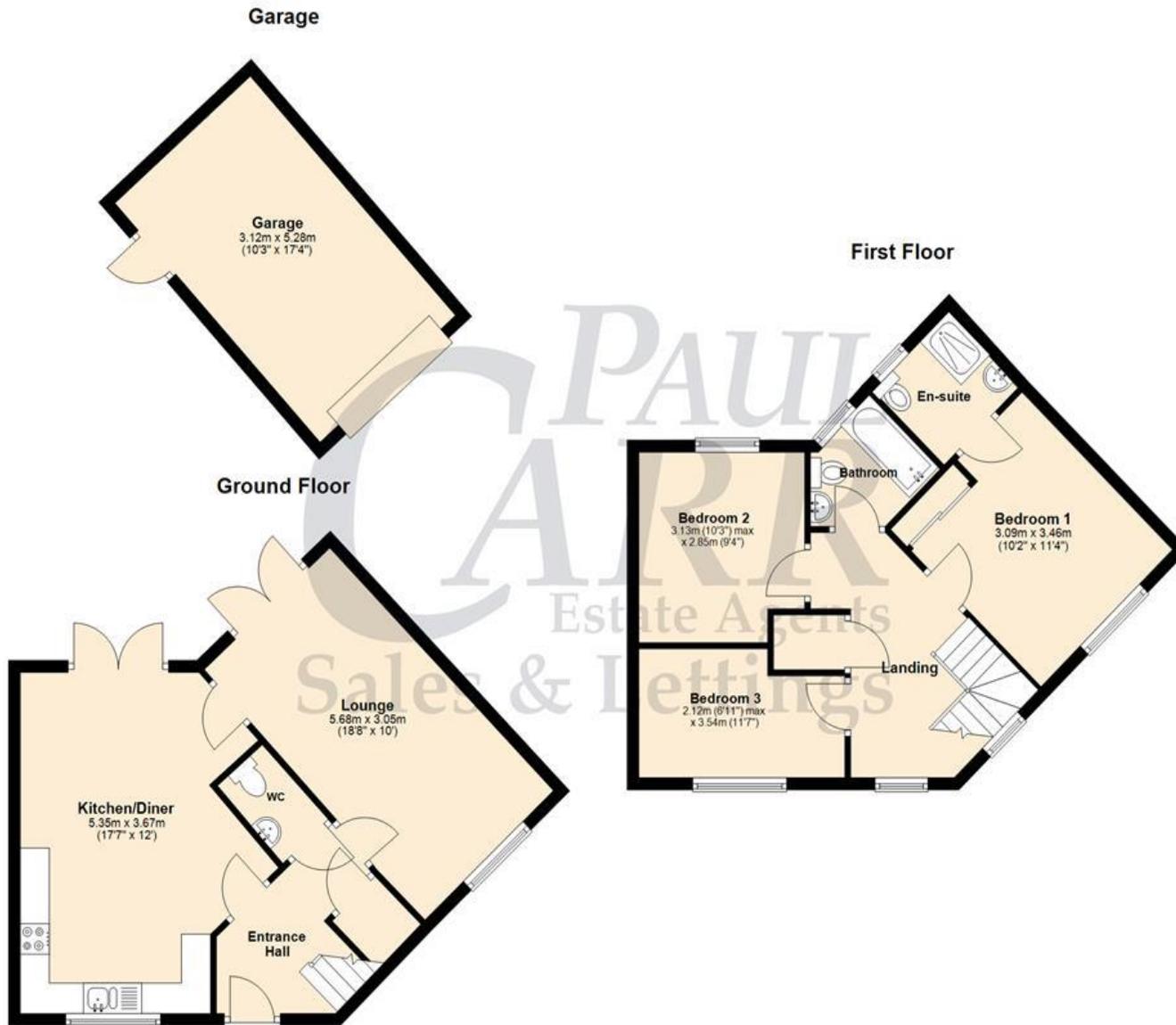
**Garage**  
17' 4" x 10' 3" (5.28m x 3.12m)





# Floor Plan

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

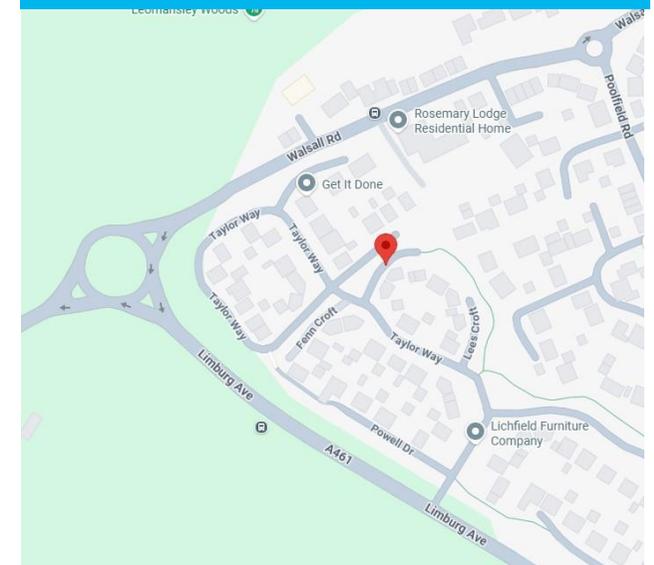


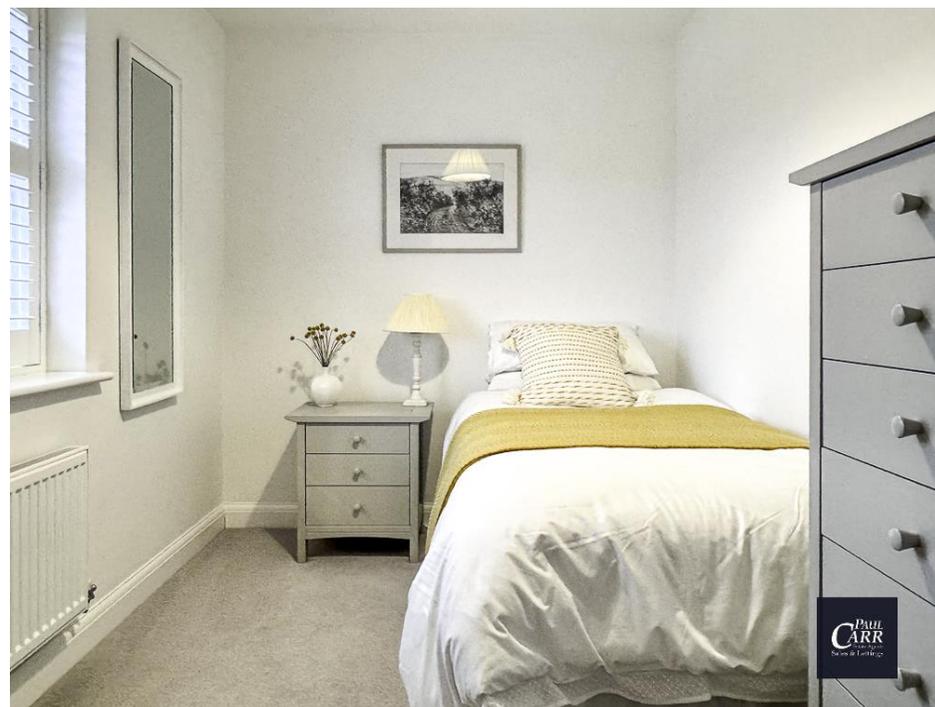
Total area: approx. 109.3 sq. metres (1176.5 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 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: 16<sup>th</sup> February 2026

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