



Hamstall Close, Streethay  
Lichfield, WS13 8GF

Offers in the Region Of £740,000

# Streethay

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This fantastically positioned five-bedroom detached home is situated on Hamstall Close in the highly sought after Streethay Lichfield area.

Approached via a large driveway providing ample parking space for a growing family, and with an external double garage, the internal accommodation offers an abundance of impressive features.

The spacious hallway with two store cupboards leads into a private study/office room to the fore, a downstairs guest W.C, and a bright lounge with double doors leading into a separate dining room. There is a stunning kitchen/diner to the rear, with great entertainment space for family and friends, with fitted appliances and breakfast bar, as well as a separate utility room.

Upstairs off the large landing are five great size bedrooms, and a family bathroom suite with separate bath and shower. The master bedroom further benefits from a private dressing area and en-suite, and the second bedroom also has a well maintained en-suite shower room.

Outside to the rear is a cosy garden with a large social patio area, and lawn with fenced enclosure.





## Property Specification

SPACIOUS DETACHED FAMILY HOME  
 WONDERFUL POSITION IN A SOUGHT AFTER AREA  
 LARGE DRIVEWAY & EXTERNAL DOUBLE GARAGE  
 OPEN PLAN KITCHEN/DINER  
 THREE RECEPTION ROOMS

Hallway 14' 0" x 10' 0" (4.26m x 3.04m)

Lounge 17' 4" x 11' 7" (5.28m x 3.54m)

Dining Room 11' 8" x 8' 8" (3.55m x 2.65m)

Study 11' 5" x 7' 10" (3.49m x 2.40m)

Kitchen/Diner 21' 9" x 18' 4" (6.62m x 5.59m max)

Utility 7' 8" x 5' 5" (2.33m x 1.66m)

Double Garage 20' 1" x 19' 9" (6.12m x 6.01m)

Bedroom One 13' 2" x 12' 0" (4.02m x 3.65m)

Dressing Area 8' 0" x 7' 5" (2.44m x 2.27m)

En-suite 8' 0" x 5' 2" (2.44m x 1.57m)

Bedroom Two 11' 7" x 8' 9" (3.52m x 2.66m)

En-suite 8' 8" x 4' 8" (2.64m x 1.42m)

Bedroom Three 11' 10" x 9' 4" (3.60m x 2.84m)

Bedroom Four 10' 4" x 9' 7" (3.16m x 2.93m)

Bedroom Five 8' 10" x 8' 9" (2.70m x 2.66m)

### 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:

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
 Council tax band: G  
 Tenure: Freehold  
 Service Charge: £150 PA

# Floor Plan

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



# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Map Location

