



Eider Avenue, Streethay, Lichfield, WS13

Offers in Excess of
£725,000

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DESCRIPTION

A substantial property that can be quite simply described as the complete family home. This five bedroom home in the always popular village of Streethay in Lichfield boasts a seemingly endless list of attractive features, from the five large double bedrooms, set-back corner plot on the edge of the development, through to the impeccable presentation from top to bottom. With spacious accommodation throughout, the ground floor comprises a fabulous and impressive entrance hall, very large living room leading through to the dining room with UPVC double glazed doors out to the garden, in turn leading through to a stunning breakfast kitchen/diner with a utility off. There is also a guest WC and home office, both accessed via the entrance hall. To the first floor are the five bedrooms, all of which are doubles (two with en-suites, the Master with a walk-in wardrobe) and the main family bathroom. A large detached double garage provides secure parking and exceptional storage space whilst a beautiful summerhouse, fitted with a bar, sits to the rear of the attractive and good size rear garden, providing a wonderful escape and alternative place to relax and entertain. Repetition isn't our thing, but it must be emphasised what a truly complete family home this property is. A property of this calibre can only be appreciated in full when visited in person, so booking in a viewing is thoroughly advised.



ACCOMMODATION

ENTRANCE HALL

A front facing composite door with double glazing inset opens to an entrance hall, fitted with a radiator, three separate storage cupboards, recessed ceiling spotlights and a staircase leading up to the first floor accommodation.

LIVING ROOM 11' 1" x 16' 11" (3.39m x 5.16m)

A spacious living room is fitted with a front facing UPVC double glazed window, a radiator and doors leading through to the dining room.

DINING ROOM 11' 4" x 8' 6" (3.46m x 2.58m)

The dining room is fitted with a radiator and UPVC double glazed exterior doors leading out to the garden.

OPEN PLAN KITCHEN-DINER

A spectacular and contemporary open plan kitchen/ diner comprises the following:

KITCHEN AREA 11' 4" x 11' 9" (3.45m x 3.57m)

The kitchen area is fitted with a range of matching base cabinets and wall units whilst a one-and-a-half bowl stainless steel sink with chrome mixer tap is set into the work surface. There is a range of integrated appliances, including a fridge-freezer, Zanussi dishwasher, electric oven/grill and a gas hob with extractor hood above. There are recessed ceiling spotlights and a rear facing UPVC double glazed window.

DINING AREA 9' 6" x 17' 10" (2.89m x 5.44m)

The dining area is fitted with two rear facing UPVC double glazed windows, rear facing UPVC double glazed exterior doors leading out to the garden and two radiators.



UTILITY ROOM 7' 5" x 5' 5" (2.26m x 1.66m)

The utility room is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink with chrome mixer tap is set into the work surface. There is also plumbing for a washing machine, a side facing UPVC double glazed exterior door providing side access and a radiator.

GUEST WC

The guest WC is fitted with a white suite, comprising a low level flush WC and a wash-hand basin with chrome mixer tap. There are also recessed ceiling spotlights and a radiator.

OFFICE 11' 2" x 7' 5" (3.41m x 2.27m)

A flexible reception room, currently set up as an office, is fitted with a front facing UPVC double glazed window and a radiator.

FIRST FLOOR LANDING

A staircase leads up to the first floor landing, housing a useful storage cupboard and loft access hatch.

MASTER BEDROOM 11' 9" x 12' 10" (3.57m x 3.90m)

A very generous Master bedroom is fitted with a radiator and front facing UPVC double glazed window. There is also a wall mounted thermostat.

DRESSING ROOM/WALK IN WARDROBE 7' 5" x 7' 2" (2.27m x 2.18m)

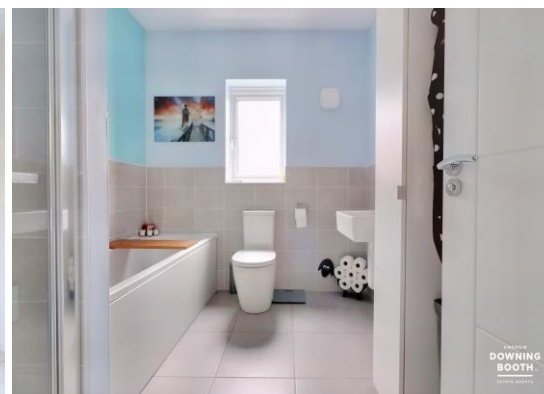
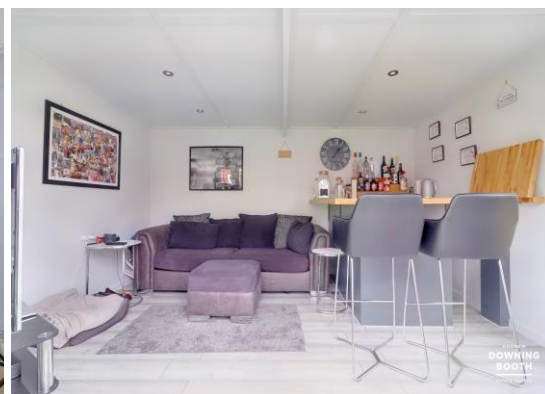
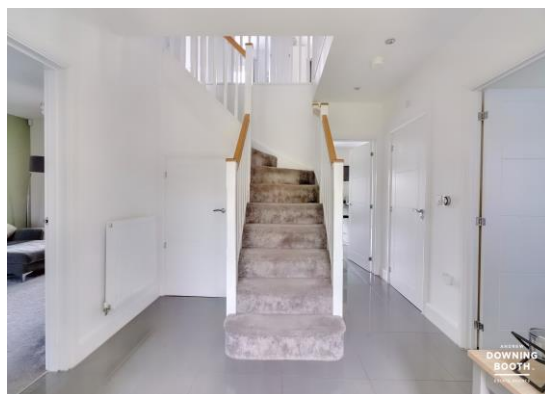
The Master bedroom benefits from a dressing room/walk-in wardrobe, with built in wardrobes to either side and a further door providing access to the Master en-suite.

MASTER EN-SUITE 7' 7" x 4' 11" (2.31m x 1.51m)

The Master en-suite is fitted with a white suite, comprising a low level flush WC, wash-hand basin with chrome mixer tap and a shower enclosure. There is a wall mounted chrome heated towel rail, recessed ceiling spotlights and a rear facing UPVC double glazed window.

BEDROOM TWO 11' 6" x 9' 1" (3.50m x 2.78m)

A second large double bedroom is fitted with a rear facing UPVC double glazed window and a radiator.



BEDROOM THREE 11' 5" x 8' 6" (3.49m x 2.59m)

A third double bedroom is fitted with a front facing UPVC double glazed window and a radiator. A door leads through to the en-suite.

EN-SUITE

A second en-suite is fitted with a white suite, comprising a low level flush WC, wash-hand basin with chrome mixer tap and a shower enclosure. There is a wall mounted chrome towel rail, recessed ceiling spotlights and a UPVC double glazed window.

BEDROOM FOUR 9' 5" x 10' 2" (2.87m x 3.11m)

A fourth double bedroom is fitted with a front facing UPVC double glazed window and a radiator.

BEDROOM FIVE 8' 7" x 8' 7" (2.62m x 2.61m)

A fifth double bedroom is fitted with a rear facing UPVC double glazed window and a radiator.

FAMILY BATHROOM 8' 1" x 7' 5" (2.47m x 2.27m)

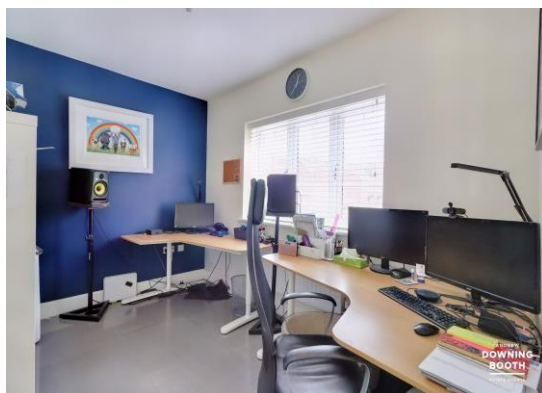
A good size family bathroom is fitted with a four piece white suite, comprising a low level flush WC, wash-hand basin with chrome mixer tap, a shower enclosure and panelled bath with chrome mixer tap and tiled surround. There are also recessed ceiling spotlights, a radiator and side facing UPVC double glazed window.

DETACHED DOUBLE GARAGE 19' 7" x 19' 4" (5.97m x 5.89m)

A front facing up-and-over garage door open to a double garage, fitted with lighting and power.

SUMMERHOUSE 13' 0" x 9' 10" (3.97m x 3.0m)

An attractive and spacious summerhouse sits to the rear of the garden and is fitted with a bar with wooden work surface, wood effect flooring, two front facing UPVC double glazed windows, one side facing UPVC double glazed window, front facing UPVC double glazed exterior doors, recessed ceiling spotlights and power; the ideal home gym, office or entertainment facility.





EXTERIOR

The property sits on a generous and attractive corner plot, with a small lawned area with pathway inset and a wrap-around driveway to the front leading up to the detached double garage, providing off street parking for multiple vehicles. A gate provides access to the low maintenance and private rear garden, laid predominantly to lawn with a contemporary slab paved area to the immediate rear of the house. A stunning summerhouse sits in one far corner of the plot on a slabbed base whilst down the side of the property is a gravelled area ideal for storage.





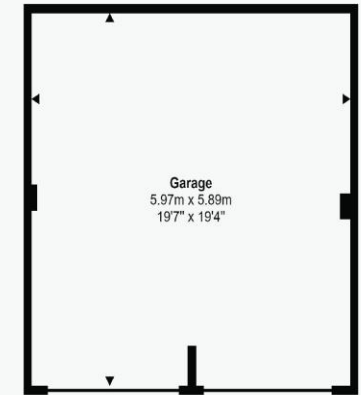
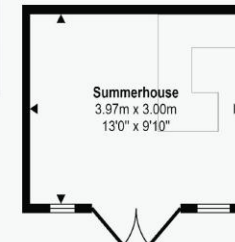
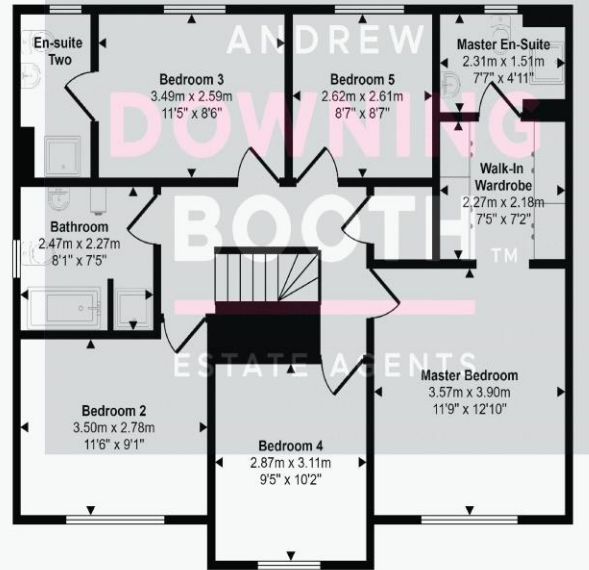
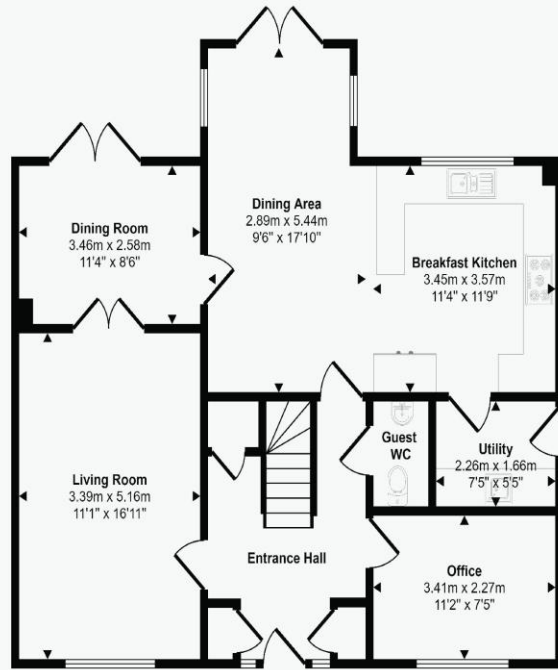
ANDREW
**DOWNING
BOOTH**
ESTATE AGENTS

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



ANDREW
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BOOTH**
ESTATE AGENTS

Approx Gross Internal Area
214 sq m / 2306 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure: Freehold **Local Authority & Council Tax Band:** Lichfield District Council / G

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