



ANDREW
DOWNING
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ESTATE AGENTS

Maple Cottage, Ash Tree Lane, Lichfield

£450,000

3 2 1



Maple Cottage - One of three brand new detached cottages, boasting three generous double bedrooms and exceptional build quality throughout.

The Cottages is a brand new bespoke development of just three traditional style three double bedroom detached cottages, nestled in the quiet and desirable cul-de-sac of Ash Tree Lane in Streethay. Inspired by the wonderfully abundant Victorian architecture throughout Lichfield, these superb properties seamlessly blend traditional features with modern comforts, boasting ornate timber barge boards, 'true' masonry arch windows and double plinth stretcher cills.

Each property is laid out uniquely from the others, but each of them consists of a welcoming through entrance hall, superb living room, tasteful kitchen/diner, utility and guest WC, whilst the first floor is home to the three good size double bedrooms (Master with contemporary en-suite) and very attractive main bathroom. Solar panels offer an economical energy source, with brick paved driveways and a lawn to the frontage and impressive private gardens to the rear, enjoying sunken slab paved patios and secure perimeters.

Brand new properties can be known for having the build quality and attention to detail brought into question, but these are two of the most prominent features across these three individual and truly magnificent homes. It goes without saying that a development of this calibre can only be appreciated to the full with a viewing; we must advise booking in a viewing at your earliest convenience.

Entrance Hall

A front facing double glazed composite door opens to a spacious entrance hall, fitted with a radiator, wood effect flooring and a staircase leading up to the first floor accommodation, housing a good size storage cupboard beneath.

Living Room - 3.02m x 3.89m (9'10" x 12'9")

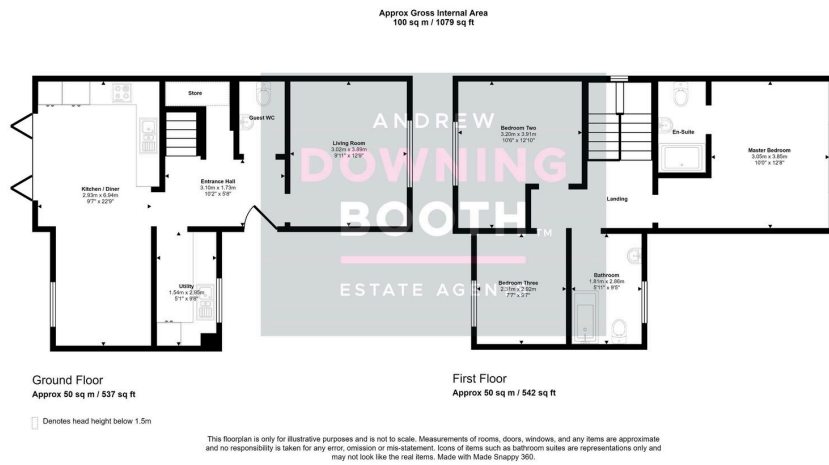
The living room is fitted with a front facing UPVC double glazed



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- 'Maple Cottage' - A Three Double Bedroom Detached Cottage
- Traditional Cottage Style Design With Modern Comforts & Touches
- Flexible & Family-Friendly Layout
- Ten Year New Build Warranty
- Council Tax Band: H
- 'The Cottages' - A Brand New Bespoke Development Of Just Three Properties
- Desirable Location With Easy Access To Lichfield City Centre & Trent Valley Train Station
- Spacious Room Sizes Throughout - Master Bedroom Boasting Tasteful Finishes
- EPC Rating: A

