



Swan Croft, Whittington
Lichfield, WS14 9BF

£565,000

Welcome to Swan Croft.

This truly special five bedroom detached family home is situated on a private road in the highly desirable village of Whittington, boasting an array of popular local amenities, transport links, and local schooling.

With some of the best views in the area, this home overlooks the canal and Swan Bridge, as well as fields stretching all the way to Lichfield.

Not only is the location of this property incredibly unique, but internally this home benefits from a welcoming entrance hallway with guest W.C, leading into a bright living room with a large window to the fore and French doors out to the rear garden.

There is a wonderful social kitchen/diner, with modern fitted appliances and another set of French doors out to the patio area.

The first floor consists of a spacious landing with access to three large bedrooms, the fourth with fitted wardrobes and the second currently presented as a separate living area, with a main family bathroom suite accessible off the landing and bedroom two.

The second floor consists of the master bedroom with fitted storage, sky light window, and a private en-suite shower room, plus a generously sized third bedroom with bespoke fitted wardrobes, sky light window, and ample space throughout. Both the first and second floors feature stunning views out to the fore, providing a truly relaxing and peaceful feel.

Outside to the rear is a well presented south facing garden, with a neatly kept lawn and social patio area, boasting two gated side accesses. This home also benefits from an external single garage off the driveway.

Tenure: Freehold
Council Tax Band: F



Hallway

19' 5" x 6' 1" (5.91m x 1.86m max)

Lounge

19' 5" x 11' 7" (5.91m x 3.54m)

Kitchen/Diner

19' 5" x 10' 6" (5.93m x 3.21m max)

W.C.

8' 1" x 3' 4" (2.47m x 1.02m)

First Floor

Bedroom Two

19' 5" x 11' 8" (5.93m x 3.56m max)

Bedroom Four

11' 10" x 8' 7" (3.60m x 2.62m)

Bedroom Five

12' 4" x 7' 5" (3.77m x 2.26m)

Bathroom

8' 8" x 7' 5" (2.64m x 2.25m)

Second Floor

Bedroom One

13' 11" x 11' 11" (4.24m x 3.64m max)

En-Suite

5' 11" x 4' 7" (1.80m x 1.40m)

Bedroom Three

13' 11" x 8' 8" (4.24m x 2.64m)

External Single Garage

17' 5" x 8' 6" (5.30m x 2.60m)









Floor Plan

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

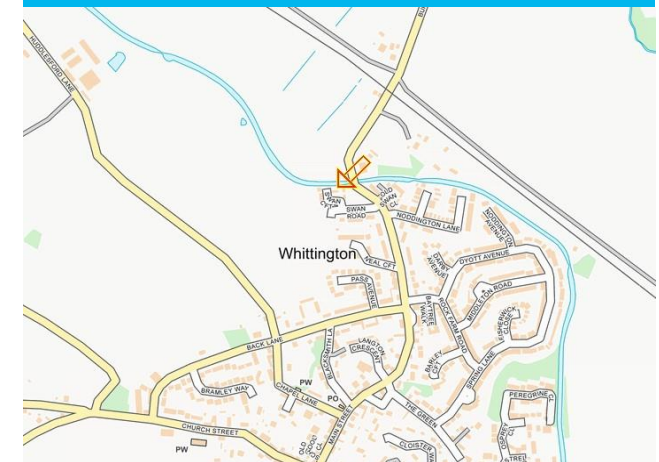


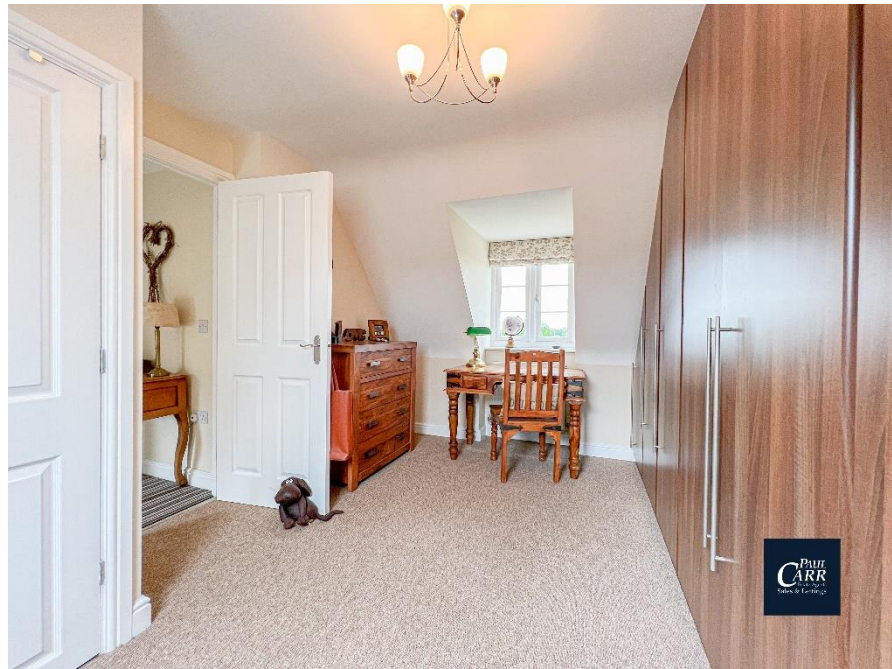
Total area: approx. 151.6 sq. metres (1632.1 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 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: