



Buddleia Avenue, Streethay
Lichfield, WS13 8LL

£685,000

Welcome to Buddleia Avenue in Streethay, Lichfield. This beautifully modernised family home is situated on a desirable new estate in the area, with stunning private views and within close distance to an extremely sought after new Primary School, popular local amenities, and transport links including Lichfield Trent Valley Station with connections to Birmingham and London.

This home has impressive curb appeal with real status. Approached via a large driveway with an external double garage, the internal accommodation will not disappoint. The welcoming entrance hallway flows into three generously sized reception rooms, and a beautiful bright kitchen/diner to the rear. The entire property is fully networked with speaker cables throughout, and nearly every room in this property is also complimented by bespoke fitted shutters.

The main living room features a stylish feature fireplace with a lovely box-bay window, and there is a separate study room and play room with versatile usage. To the rear of the property is a wonderful open plan kitchen/diner, which has been modernised by the current owners with bi-fold doors out to a new patio, new fitted kitchen appliances, and access to a separate utility room with further outdoor access leading to the driveway and external double garage. The ground floor further benefits from a guest W.C. off the hallway, as well as a fitted store cupboard.

Upstairs off a spacious landing are five well-proportioned bedrooms, each with ample space for more than a double bed and extra furniture room, with a main family bathroom suite. Both the main bedroom and second bedroom feature private en-suite shower rooms, and the main bedroom further benefits from fitted wardrobes.

Outside is a beautifully landscaped rear garden, with a large attractive social patio area spreading the width of the property, a neatly kept lawn, and private fenced enclosure with access to the external garage.

Tenure: Freehold
Council Tax Band: G
Estate Charge: Approx. £200.00 per annum



Hallway
11' 8" x 5' 3" (3.56m x 1.59m)

Lounge
14' 11" x 12' 7" (4.55m x 3.84m)

Study
9' 10" x 7' 10" (2.99m x 2.39m)

Play Room
12' 0" x 10' 0" (3.67m x 3.06m)

Kitchen/Diner
20' 1" x 12' 0" (6.12m x 3.67m)

Utility
7' 6" x 5' 5" (2.28m x 1.65m)

W.C.
5' 5" x 3' 7" (1.66m x 1.09m)

External Double Garage
20' 0" x 19' 8" (6.09m x 6.00m)

Bedroom One
20' 0" x 11' 6" (6.09m max, 3.95 min x 3.51m)

En-Suite
6' 9" x 4' 11" (2.07m x 1.51m)

Bedroom Two
12' 2" x 10' 2" (3.70m x 3.10m)

En-Suite
6' 10" x 5' 0" (2.08m x 1.53m)

Bedroom Three
10' 7" x 11' 7" (3.22m x 3.54m max, 2.40 min)

Bedroom Four
10' 1" x 8' 9" (3.08m x 2.67m)

Bedroom Five
9' 11" x 8' 9" (3.01m x 2.67m)

Bathroom
6' 11" x 6' 2" (2.10m x 1.87m)

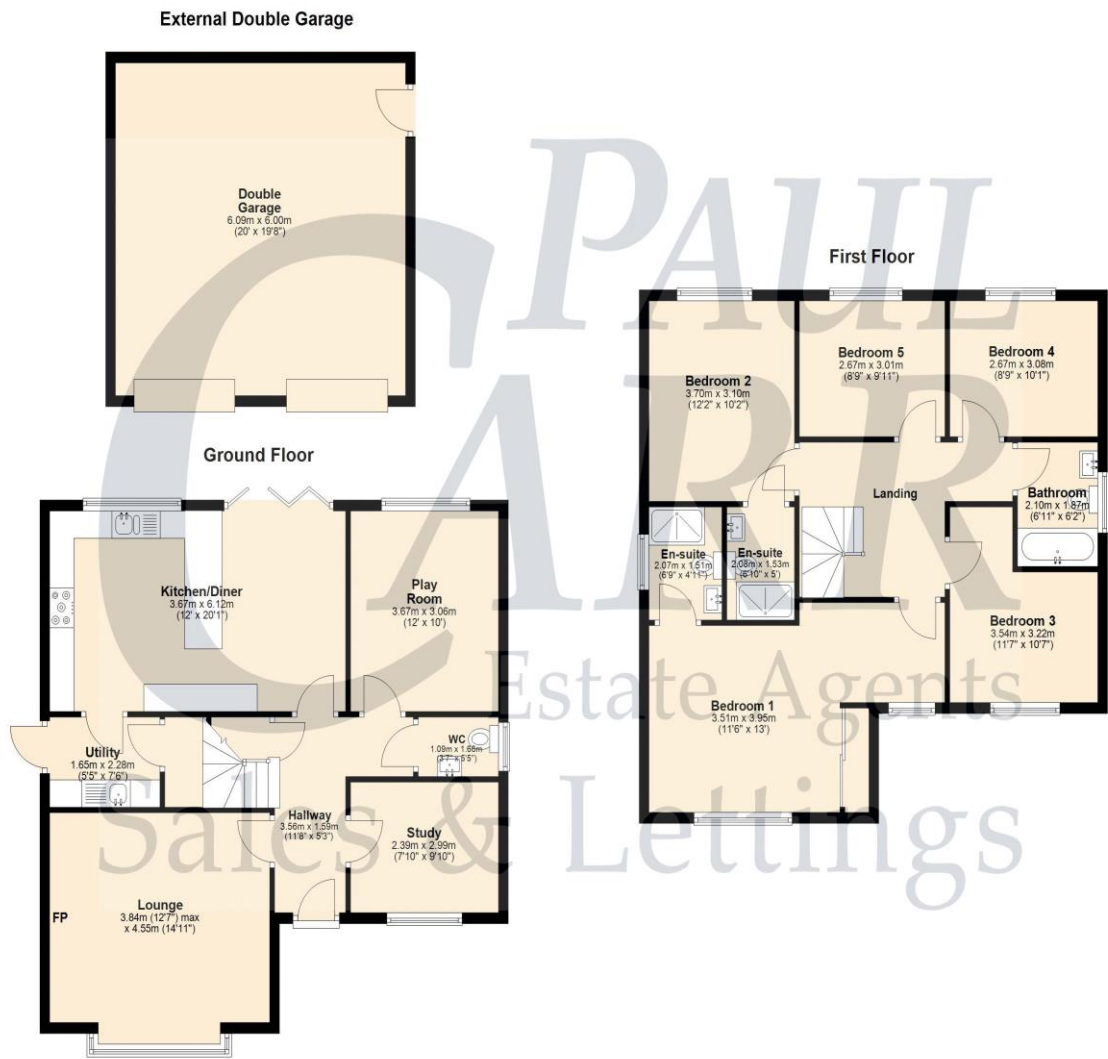






Floor Plan

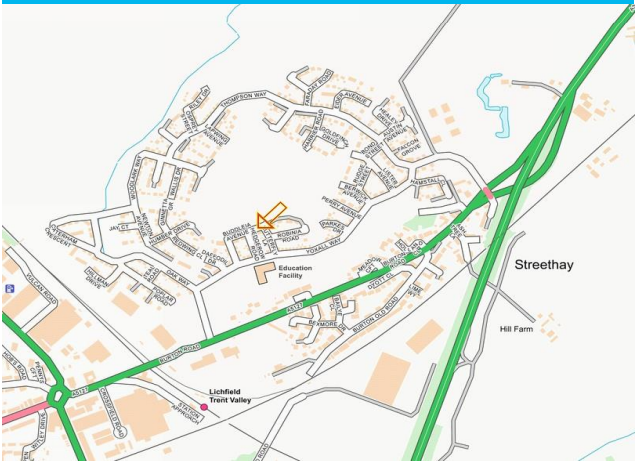
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 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: May 25