



For Sale

11 Swan Croft, Lichfield

Offers Over £395,000

 **3**

 **2**

 **1**

IMMACULATELY PRESENTED THREE BEDROOM CANAL SIDE HOME IN THE SOUGHT AFTER VILLAGE OF WHITTINGTON.

"Waters Edge" is a charming three storey home located on a highly regarded development of only 12 homes built by Cameron Homes in 2008. Being a private road, this quiet cul-de-sac is set right on the edge of the canal and offers village living at it's best. Boasting canal and countryside views from almost every aspect, this fabulous property falls within the King Edward's catchment area.

The tastefully decorated accommodation is set over three floors and briefly comprises: entrance hallway, guest WC, kitchen, living room and conservatory. To the first floor there are two double bedrooms and family bathroom with a master suite to the top floor with ensuite shower room. There is a single garage with driveway to the front and delightful private rear garden with gated access to Swan Park offering tennis court, play area and football pitch. There are several rural walks in close proximity along the canal and to Swan Park at the rear which are ideal for dog walking.

The property is located a short walk from all the local amenities which include shops, pubs, doctors surgery, pharmacy, community hall hosting events and occasional Farmer's market. It is positioned within easy access of all major motorway and railway networks and the Cathedral City of Lichfield is a short distance away.

Rebecca Adams

0771 5763563

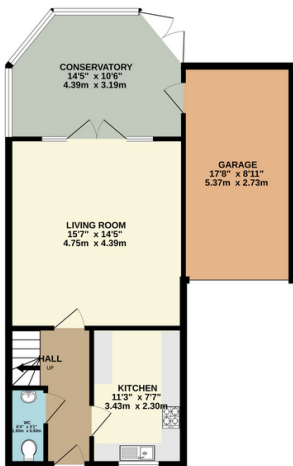
Rebecca@ThePropertyExperts.co.uk



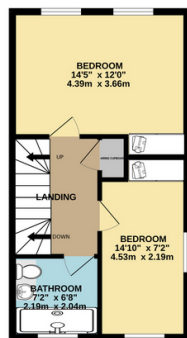


- Immaculate accommodation set over three floors
- Canal side location
- Quiet cul-de-sac
- Three double bedrooms
- Ensuite shower room
- Private rear garden
- Countryside views to the rear
- King Edwards Lichfield Catchment area
- Garage & Driveway
- EPC Rating C

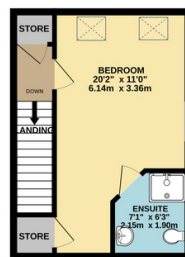
GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 1355 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropax 02023

