



8 Darby Avenue, Whittington
Lichfield WS14 9NG

Downes & Daughters
ESTATE AGENCY

8 Darby Avenue, Whittington
Lichfield WS14 9NG
£375,000

A rare opportunity to acquire an extended, three bedroom detached single storey dwelling, situated on this secluded cul-de-sac consisting solely of bungalows. Having been extended to provide a double width living room, separate dining room and third bedroom, the property now extends to 1,230 square feet of flexible accommodation and is offered for sale with no onward chain. Briefly comprising entrance hallway, living room, separate dining room, kitchen, principal bedroom, bedroom two, modern shower room and a third bedroom or hobby room. Externally the property occupies an impressive 'end of cul de sac' plot with beautifully presented front and rear gardens, extensive tarmac private driveway with carport and the rare benefit of a detached single garage and store room.

Viewing is strongly advised and note should be taken of all Whittington's amenities within walking distance especially the Lichfield and Tamworth bus routes stopping reasonably close to the property.

INTERNAL ACCOMMODATION

Entrance Hallway With Storage & Airing Cupboard • Bedroom One (fitted wardrobe) • Double Aspect Bedroom Two (fitted wardrobe) • Modern Shower Room • Extended Living Room With Patio Doors To The Rear Garden • Separate Dining Room • Bedroom Three • Kitchen

OUTSIDE

Extensive Private Tarmac Driveway • Single Garage & Storage Area • Car Port • Stylishly Planted Low Maintenance Front Garden • Beautifully Presented Rear Garden • Patio Seating Area • Manicured Hedge Boundary & Shrubs • Stylishly Planted Borders

FURTHER INFORMATION

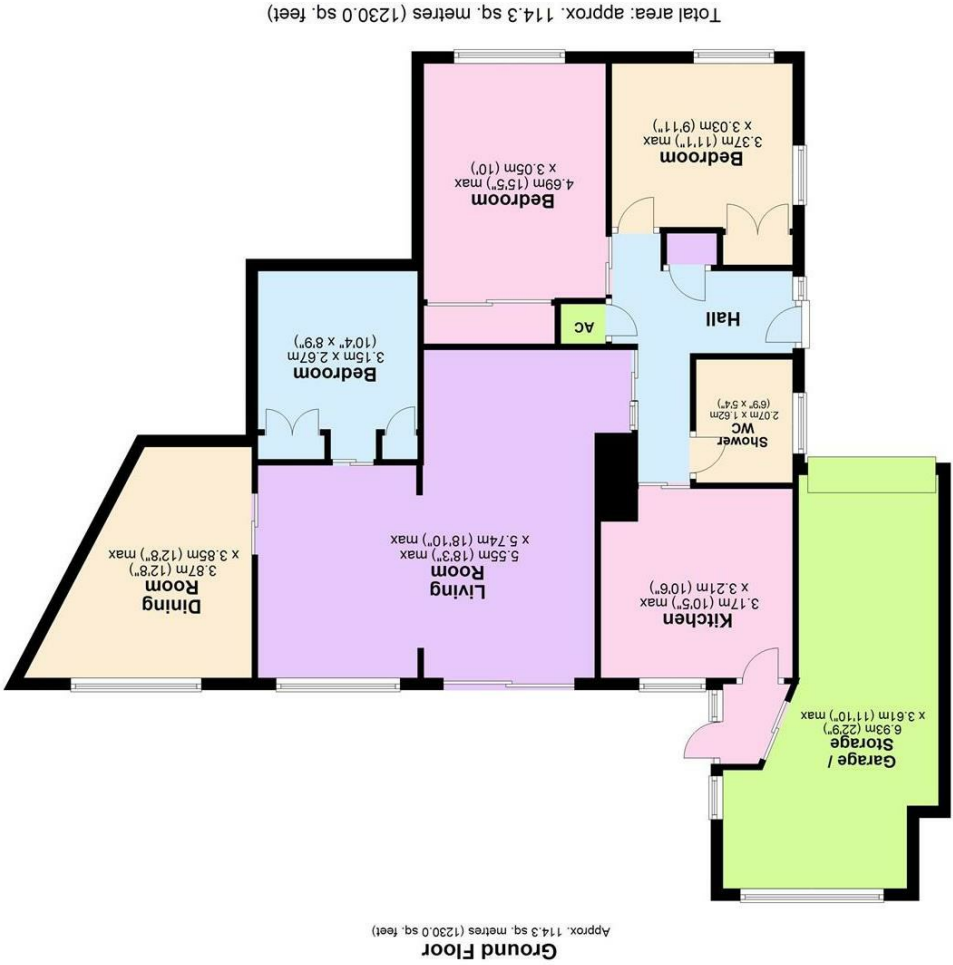
No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band E • Double Glazing • Gas Central Heating • King Edward's Catchment • A Flat Walk To A Bus Stop With Routes To Lichfield & Tamworth







5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
 www.downesanddaughters.co.uk



Environmental Impact (CO ₂) Rating	
Client	Domestic
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(29 pphs)
A	(41-51)
B	(59-80)
C	(95-120)
D	(138-155)
E	(171-183)
F	(211-230)
G	(251-290)
Very energy efficient - higher energy costs	(321-350)
81	64

Energy Efficiency Rating	
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