



21 Dyott Close, Lichfield
Lichfield WS13 8LG

Downes & Daughters
ESTATE AGENCY

21 Dyott Close, Lichfield
Lichfield WS13 8LG
£350,000

A simply stunning, fully renovated, three bedroom semi-detached home offering some of the most stylishly presented accommodation we have seen in recent years. Falling within the King Edward's catchment area and offered for sale with no onward chain, this striking property boasts sumptuous and tastefully designed internal accommodation with a flexible layout catering to the modern day needs of a growing family. The ground floor offers a semi 'open plan' layout with a spacious entrance hallway with storage cupboard, a modern guest cloakroom and utility and a magical contemporary living space with kitchen, dining and living areas and expansive bi-fold access to the rear garden. A wonderfully sociable space. The first floor is equally stylish with three attractive bedrooms and a luxury bathroom with bath and separate shower. The external attributes offer a private gravelled driveway, covered 'cloister' style approach to the front door, double gated side storage area and a lawned rear garden with patio sun terrace.

Viewing really is essential to appreciate the exceptional nature of this home and its desirable location. Only moments away from Lichfield Trent Valley Station with links to London and the major cities of the North and welcoming the attractive range of amenities now found within Streethay itself.

GROUND FLOOR

Spacious Entrance Hall With Storage Cupboard • Stunning Contemporary Living Space With Kitchen, Dining & Living Areas • Floating Fire, Large Island & Bi-Fold Access To Rear Garden • Modern Guest Cloakroom & Utility Room • Side Door Access

FIRST FLOOR

Landing • Bedroom One • Bedroom Two • Bedroom Three • Luxury Bathroom With Separate Shower

OUTSIDE

Gravelled Private Driveway With 'Side By Side' Parking • Covered 'Cloister' Style Approach To Front Door • Double Gate Side Storage Area • Lawned Rear Garden With Patio Sun Terrace

FURTHER INFORMATION

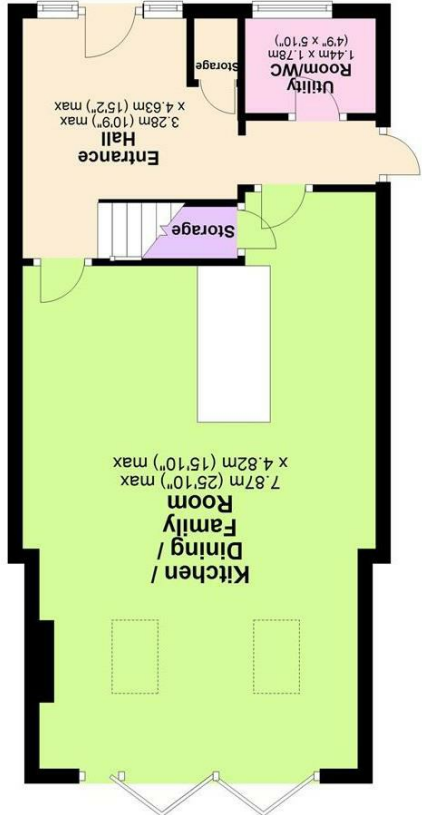
Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band C • Upvc Double Glazing • Gas Central Heating • Boarded & Insulated Loft • No Onward Chain







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



Total area: approx. 81.1 sq. metres (872.5 sq. feet)

Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(92 pphs)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(11-20)
G	(1-10)
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(11-20)
G	(1-10)
Not energy efficient - higher running costs	
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