



12 Eider Avenue, Streethay
Lichfield WS13 8UY

Downes & Daughters
ESTATE AGENCY

12 Eider Avenue, Streethay
Lichfield WS13 8UY
£399,950

Downes & Daughters is delighted to offer for sale this thoroughly impressive three bedroomed detached home, benefitting from an enviable position with a pleasant outlook over the central green.

The manicured corner plot is on the rural fringe of the development yet still within easy reach of the Ofsted outstanding rated primary school, attractive range of amenities including the popular Bod Bar & Restaurant and only 0.6 miles away from Lichfield Trent Valley Station. This, simply stunning home is presented in a faultless contemporary style with the added benefit of adjacent private parking for three cars with EV charger and garage, also enjoying the open green spaces and play parks, which make the estate so popular. Flooded with natural light in every room the accommodation briefly comprises:

Entrance hallway, living room, modern guest cloakroom, impressive open plan and fully integrated contemporary kitchen diner with access to the rear garden and a guest cloakroom. The first floor is equally impressive with an elegant gallery landing, three bedrooms, one with en suite shower room, and a modern family bathroom. Externally there is a private tarmac driveway with EV charger, single garage, manicured front and side gardens and a stylishly presented, sunny, walled rear garden with lawn and patio & decked seating areas.

This Streethay development is proving supremely popular due to the new Primary School, expanding amenities, open green spaces and enviable transport links with Lichfield Trent Valley Station only 0.6 miles away. Not to mention the stylish design of the houses and its attractive layout.

GROUND FLOOR

Spacious Entrance Hallway With Tiled Floor Continuing In To The Kitchen • Showpiece Kitchen Diner With Access To Rear Garden • Triple Aspect Living Room With Walk In Bay Window & Access To Rear Garden • Guest Cloakroom

FIRST FLOOR

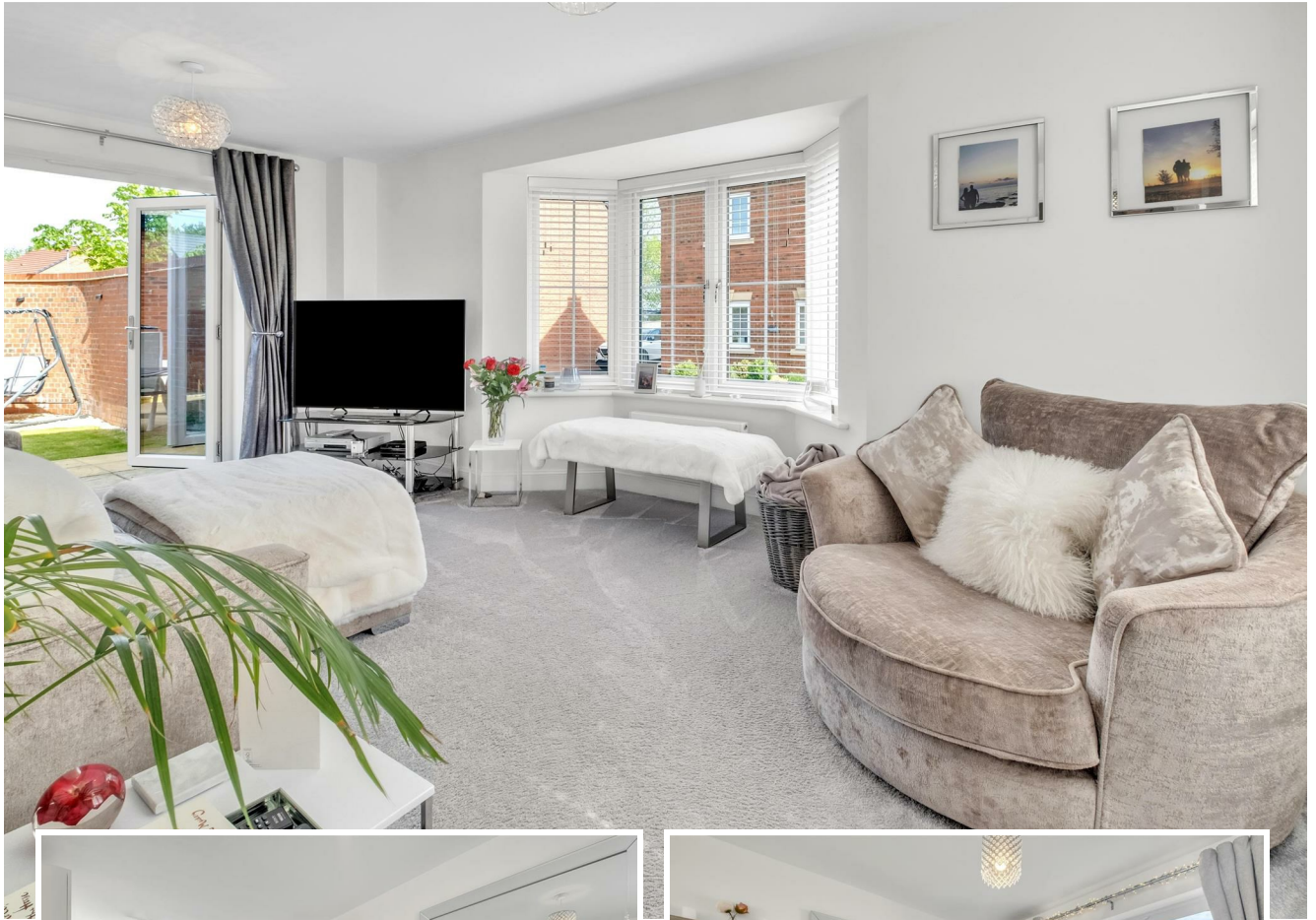
Elegant Gallery Landing • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

OUTSIDE

Manicured & Stylishly Planted Front & Side Gardens • Private Driveway Parking For Two Cars • EV Charging Point • Single Garage • Landscaped Part Walled Rear Garden • Neat Lawn • Patio & Decked Seating Areas • Gated Rear Access • Useful Side Storage Area

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Estate Charge Of £140 PA • Energy Rating B • Council Tax Band D • Upvc Double Glazing • Gas Central Heating • Cavity Wall & Loft Insulation • EV Charger • Lichfield Trent Valley Station 0.6 Miles Away



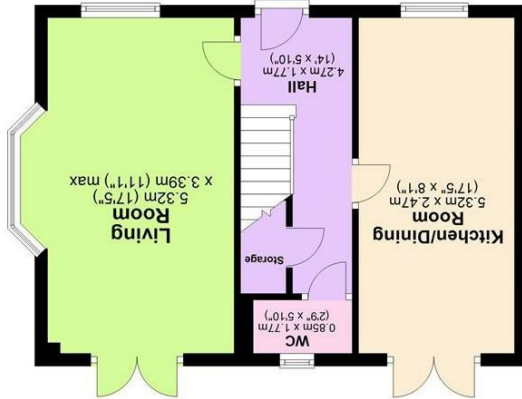
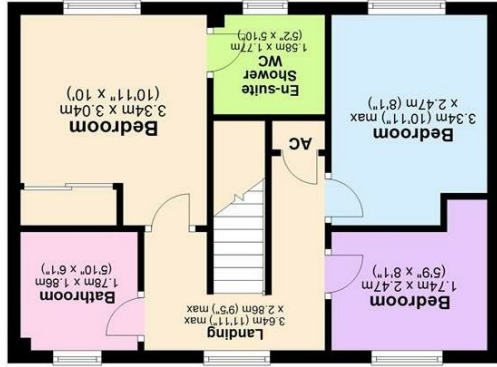




5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
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Total area: approx. 95.9 sq. metres (1031.9 sq. feet)



Environmental Impact (CO ₂) Rating	
Current	81
Target	93

Energy Efficiency Rating	
Current	G
Target	F

Energy Efficiency Rating	
Current	81
Target	93