



1 Neal Croft,
Whittington WS14 9PH

Downes & Daughters
ESTATE AGENCY

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Whittington WS14 9PH
£339,995

A rare opportunity to acquire a semi detached family home occupying a substantial corner plot, in a quiet cul-de-sac position, boasting one of the largest gardens within this popular residential address. Offered for sale with no onward chain and falling within the Whittington Primary and King Edward's catchment areas, this freehold property is thoughtfully laid out to offer flexible family accommodation and offers enormous future potential to create a sumptuous 'forever home', with possible side and rear extensions subject to relevant planning consents. The current accommodation is well presented throughout and the ground floor comprises: porch entrance, hallway, living room and dining room with bi-fold access to the rear garden, a stylish kitchen with shaker style units and a clever rear garage conversion now providing dedicated home work space and a guest cloakroom. The second floor boasts three bedrooms and a bathroom. The real treat lies outside with a substantial rear garden which is laid to lawn with patio seating areas and established borders, a secluded Japanese style Zen garden and double gated access to the rear, ideal for secure storage of a caravan or motorhome. This spectacular package is then completed with lawned fore garden, private driveway parking, single garage and neat hedged boundaries.

Viewing is essential to fully appreciate the attractive nature of this property, the plot on which it sits and the enviable position within the road.

GROUND FLOOR

Porch Entrance • Hallway • Living Room Opening In To... • Dining Room With Bi-Fold Access To Rear Garden • Stylish Kitchen With Shaker Style Units • Dedicated Home Work Space To Rear Of Garage • Guest Cloakroom

FIRST FLOOR

Landing • Bedroom One (built in wardrobes) • Bedroom Two (airing cupboard) • Bedroom Three • Bathroom

OUTSIDE

Gravel Driveway With 'Side By Side' Parking • Lawned Fore Garden With Neat Hedge Boundary • Single Garage • Substantial Lawned Rear Garden • Patio Seating Areas • Secluded Japanese Zen Style Side Garden • Established Borders • Greenhouse • Vehicular Gated Side Access Suitable For Caravan Or Motorhome

FURTHER INFORMATION

Freehold • Council Tax Band C • King Edward's Catchment Area • Upvc Double Glazing • Gas Central Heating • Energy Rating D • No Onward Chain







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



Total area: approx. 87.7 sq. metres (943.9 sq. feet)



Environmental Impact (CO ₂) Rating	
Current	84
Minimum	63

Energy Efficiency Rating	
Current	G
Minimum	F

England & Wales 2020/21/EC	
Very environmentally friendly - lower CO ₂ emissions	A
(92 points)	
(81-91)	B
(69-80)	C
(55-68)	D
(38-54)	E
(21-37)	F
(1-20)	G

England & Wales 2020/21/EC	
Very energy efficient - higher running costs	G
(1-20)	
(21-37)	F
(38-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 points)	A