



8 Rock Farm Road,  
Whittington WS14 9EZ

Downes & Daughters  
ESTATE AGENCY



## 8 Rock Farm Road, Whittington WS14 9LZ £389,950

An extended detached family home with a south facing garden, offered for sale with no onward chain and occupying an enviable position at the entrance to this popular estate, falling within the King Edward's catchment area. Extending to 1,263 sq.ft of semi open plan accommodation arranged over two floors, flooded with natural light and ripe for further improvement, successfully proven by the neighbouring properties. The ground floor comprises: An entrance porch, hallway, living room opening in to an extended dining and family room with access to the rear garden. The kitchen has also been extended to create a kitchen diner with rear hallway, guest cloakroom and access to the garage. The first floor boasts a landing with airing cupboard, three bedrooms with built in wardrobes and a modern bathroom. Externally the property benefits from a landscaped front garden, private block paved driveway, car port, integral single garage and a south facing split level rear garden with sun terrace, lawn and established borders.

Viewing is essential to appreciate the attractive nature of this home, the amount of space that has been created and its future potential subject to relevant planning consents.

### GROUND FLOOR

Porch • Entrance Hallway • Living Room Opening In To... • Extended Dining & Family Room With Access To Rear Garden • Kitchen Diner With Pantry Cupboard • Rear Hallway With Access To Garage & Side Return • Guest Cloakroom

### FIRST FLOOR

Landing With Airing Cupboard • Bedroom One With Built In Wardrobe • Bedroom Two With Built In Wardrobe • Bedroom Three With Built In Wardrobe • Modern Bathroom

### OUTSIDE

Front Garden With Landscape Bed • Block Paved Private Driveway • Car Port • Integral Garage • South Facing Split Level Rear Garden • Patio & Decked Sun Terrace • Shaped Lawn With Established Borders & Hedge & Fence Boundaries • Gated Side Access

### FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band ? • Energy Rating C • King Edward's Catchment Area • No Chain • Upvc Double Glazing • Gas Central Heating







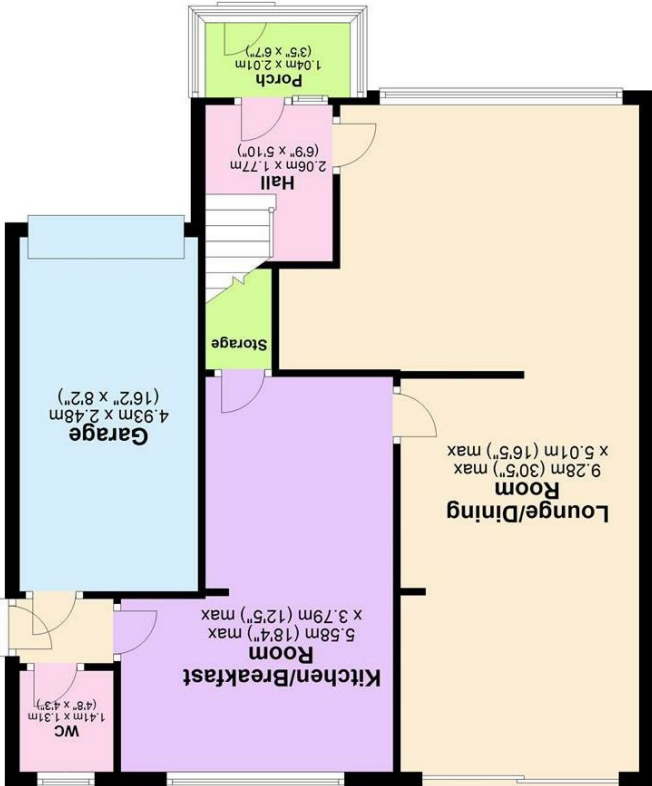




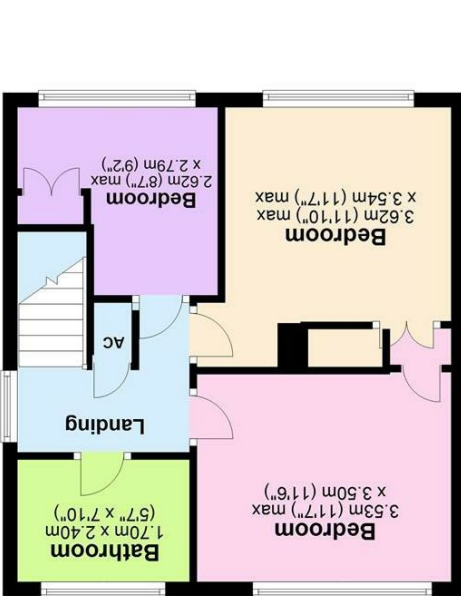
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Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (38-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (38-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current	Minimum	Maximum
82	69	



Ground Floor  
Approx. 77.5 sq. metres (834.4 sq. feet)



First Floor  
Approx. 39.8 sq. metres (428.9 sq. feet)

Total area: approx. 117.4 sq. metres (1263.3 sq. feet)