



21 Heritage Court, Lichfield
Lichfield WS14 9ST

Downes & Daughters
ESTATE AGENCY

21 Heritage Court, Lichfield Lichfield WS14 9ST Offers over £495,000

A rare opportunity to acquire a substantial detached bungalow, occupying an impressive and secluded corner plot, on this highly desirable cul-de-sac in a popular 'South Lichfield' location. Offered for sale with no onward chain and falling within the King Edward's catchment area, this delightful home boasts a substantial rear garden, extensive driveway parking and a double garage. The flexible internal accommodation extends to nearly 1,650 sq.ft and comprises: A spacious porch entrance, hallway with storage cupboards, semi open plan living and dining room, kitchen, multi use conservatory with covered veranda seating area, principal bedroom with en suite shower room, two further bedrooms and a family bathroom. Outside is equally impressive with extensive fore and side gardens, private driveway parking, a double garage and an 'L' shaped lawned rear garden with patio seating areas

Viewing is essential to appreciate the charm and flexible nature of this delightful home and the rarity of a bungalow of this size on such an impressive plot.

INTERNAL ACCOMMODATION

Spacious Porch Entrance • Hallway With Storage Cupboards • Semi Open Plan Living Room Opening In To... • Dining Room With Door To... • Conservatory With Access To Rear Garden & Veranda Seating Area • Kitchen • Double Aspect Principal Bedroom With Fitted Wardrobe • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three / Studay • Family Bathroom

OUTSIDE

Secluded 'End Of Cul-De-Sac' Position • Attractive Approach • Stylishly Planted Front Garden Giving Great Privacy • Extensive Private Driveway Parking For A Number Of Vehicles • Double Garage • Gated Access To Rear • Impressive 'L' Shaped Rear Garden With Lawn & Patio Seating Areas • Established Borders & Side Storage Areas

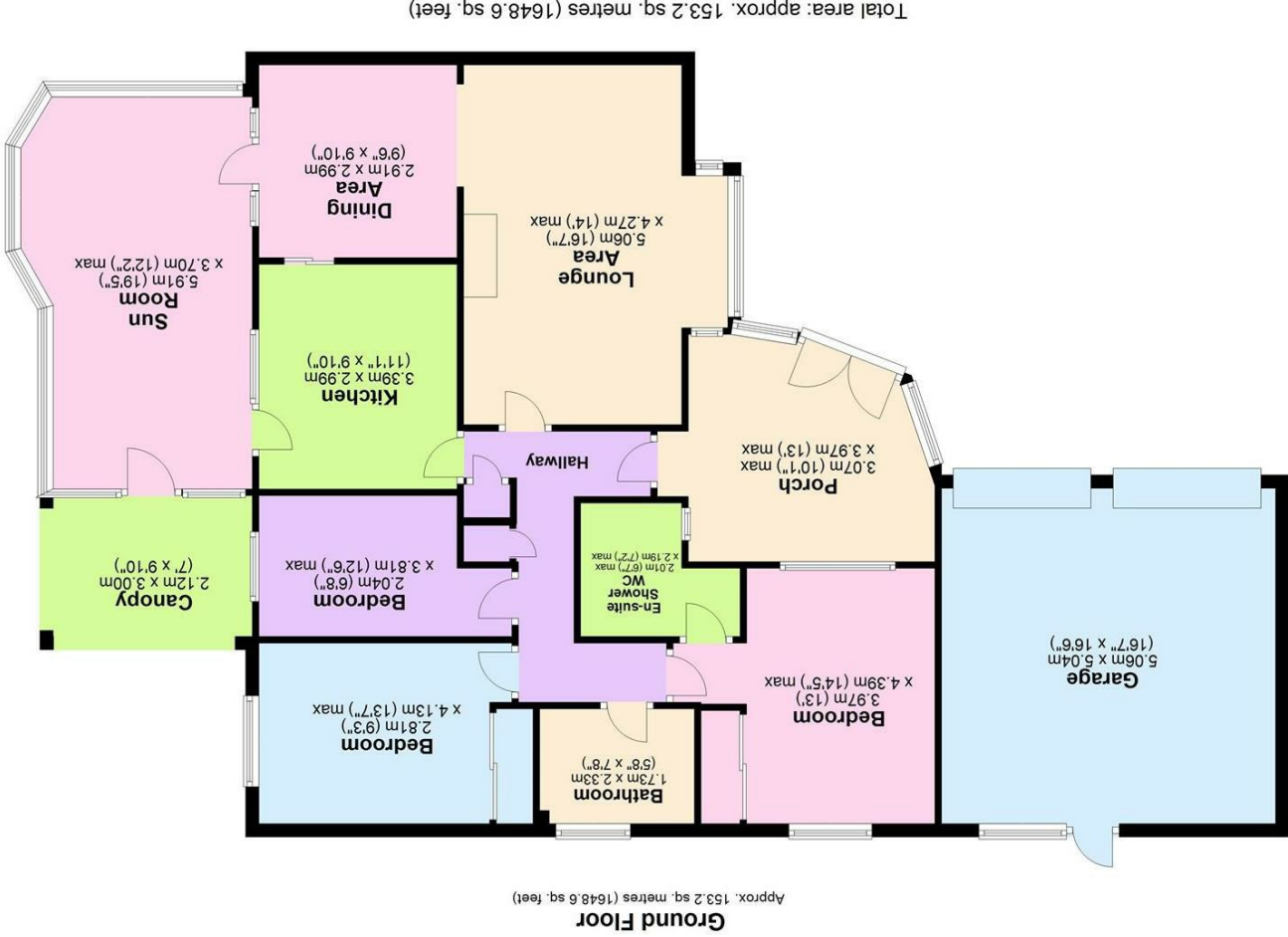
FURTHER INFORMATION

Freehold (TBC By Solicitor) • No Onward Chain • Energy Rating D • Council Tax Band E • Upvc Double Glazing • Gas Central Heating • All Mains Services





Environmental Impact (CO ₂) Rating		
Current	Minimum	
Very environmentally friendly - lower CO ₂ emissions		
A	(91-91)	
B	(91-91)	
C	(99-90)	
D	(105-98)	
E	(108-84)	
F	(121-58)	
G	(131-29)	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
Current	Minimum	
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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