



26 Cornfield Drive,  
Lichfield WS14 9UG

Downes & Daughters  
ESTATE AGENCY



26 Cornfield Drive,  
Lichfield WS14 9UG  
£382,500

A stylishly extended and reconfigured home presented in a modern style, occupying an enviable position within this popular residential road. Cornfield Drive lies just off Austin Cote Lane at the heart of Boley Park yet still within easy reach of the City Centre. Boasting a contemporary open plan living space the property offers flexible family accommodation over two floors with the ground floor comprising: entrance hallway, living room, kitchen diner, large multi-use conservatory, utility and guest cloakroom. Whilst the first floor boasts an elegant landing three bedrooms and a modern family bathroom. Externally the manicured plot benefits from ample block paved private driveway, single garage with electric roller door and a beautifully presented west facing rear garden with lawn and patio seating areas, offering superb levels of privacy.

Viewing is essential to appreciate the charming nature and delightful presentation of this stylish home.

**GROUND FLOOR**

Entrance Hallway • Living Room With Gas Stove Style Fire & Semi Open Plan Nature Flowing In To... • Showpiece Kitchen Diner With Pantry • Utility Room • Guest Cloakroom • Large Multi Use Conservatory Spanning Entire Width Of House

**FIRST FLOOR**

Elegant Landing With Airing Cupboard • Bedroom One With Dressing Area • Bedroom Two • Bedroom Three • Modern Family Bathroom

**OUTSIDE**

Impressive Block Paved Private Driveway • Stylishly Planted Front Garden • Single Garage Electric Roller Door • Beautifully Presented West Facing Rear Garden • Neat Lawn & Patio Seating Areas • Raised Sleeper Borders • Timber Seating Gazebo

**FURTHER INFORMATION**

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating D • Upvc Double Glazing • Gas Central Heating • All Mains Services •











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



Total area: approx. 115.3 sq. metres (1241.0 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Current	None
Target	A (129 gpa)
Very environmentally friendly - lower CO <sub>2</sub> emissions	
129 gpa	A
161 gpa	B
169 gpa	C
155 gpa	D
138 gpa	E
121 gpa	F
107 gpa	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	England & Wales

  

Energy Efficiency Rating	
Current	None
Target	78
Very energy efficient - lower running costs	
129 gpa	A
161 gpa	B
169 gpa	C
155 gpa	D
138 gpa	E
121 gpa	F
107 gpa	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	England & Wales