

Lichfield WS14 9BF



Downes & Daughters

9 Swan Croft, Whittington Lichfield WS14 9BF £350,000

Downes & Daughters is delighted to offer for sale a delightful, extended and improved, three bedroom mid terrace home on this select canal side development of only 12 homes, falling within the King Edward's catchment area. Offering well presented accommodation, the wonderfully flexible layout extends to nearly 1,100 sq.ft and is laid out over three floors. With the added benefit of open rural views and direct access to Swan Park. The ground floor comprises: Entrance hallway with guest cloakroom, kitchen, living dining room with storage cupboard and an impressive garden room giving access to the garden. The upper floors are equally impressive with two bedrooms and a bathroom on the first floor and an opulent principal bedroom suite with en suite shower on the second floor. Externally the property sits behind a neat lawned front garden and boasts private driveway parking, a single garage and a well presented rear garden with artificial lawn and gated access to the popular Swan Park.

Viewing is highly recommended to appreciate the size of accommodation on offer and the charming nature of this canal side development.

GROUND FLOOR

• Entrance Hallway • Guest Cloakrooom • Kitchen • Living & Dining Room With Storage Cupboard • Garden Room With Access To Rear Garden

FIRST FLOOR

Landing With Airing Cupboard • Bedroom Two With Built In Wardrobe & Pleasant Open Outlook Over Swan Park • Bedroom Three With Built In Wardrobe • Family Bathroom

SECOND FLOOR

Landing With Useful Storage Cupboard • Principal Bedroom With Far Reaching Views To The Rear • En Suite Shower Room

OUTSIDE

Neat Lawned Front Garden • Block Paved Private Driveway • Single Garage • Well Presented Rear Garden With Artificial Lawn • Gated Access To Swan Park

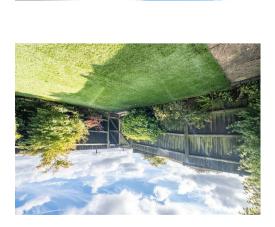
FURTHER INFORMATION

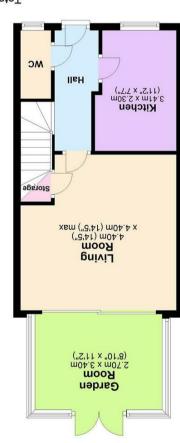
Freehold (TBC by solicitor) • Council Tax Band D • Energy Rating C • Upvc Double Glazing • Gas Central Heating • All Mains Services • Approx. £50 PCM Estate Charge (road and drainage maintenance)



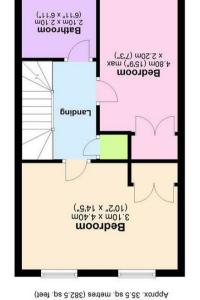
Downes & Daughters







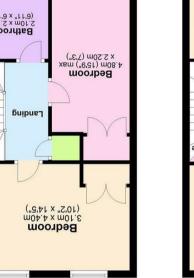
(teet, ps 7.284) sertes (482.7 sq. feet) Ground Floor



First Floor



Second Floor



(feet) area: approx. 101.9 sq. metres (1007.3 sq. feet)







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