



9 Swan Croft, Whittington
Lichfield WS14 9BF

Downes & Daughters
ESTATE AGENCY

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 Cloakroom • 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)







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



Total area: approx. 101.9 sq. metres (1097.3 sq. feet)



Environmental Impact (CO ₂) Rating	
Client	82
Domestic	
Very environmentally friendly - lower CO ₂ emissions (129 pphs)	
A	(61-91)
B	(91-120)
C	(120-150)
D	(150-180)
E	(180-210)
F	(210-240)
G	(240-270)
Not environmentally friendly - higher CO ₂ emissions (EU Directive 2002/91/EC)	

Energy Efficiency Rating	
Client	73
Domestic	
Very energy efficient - lower running costs (129 pphs)	
A	(92 pphs)
B	(99-109)
C	(110-120)
D	(121-130)
E	(131-140)
F	(141-150)
G	(151-160)
Not energy efficient - higher running costs (EU Directive 2002/91/EC)	