



45 Middleton Road,
Whittington WS14 9NB

Downes & Daughters
ESTATE AGENCY

45 Middleton Road,
Whittington WS14 9NB
£385,000

A truly magical contemporary family home which has benefitted from an extensive programme of extensions and renovations, making it almost unrecognisable from its original form. Occupying a substantial and wonderfully private corner plot, falling within the King Edward's catchment area, this totally unique property has the added benefit of appearing to be a detached home from its front elevation. Stripped back to bare brick by the current owners and sensibly extended to offer two floors of faultlessly stylish and flexible accommodation with the ground floor offering: An entrance hallway with a modern guest cloakroom & useful utility room, a wonderfully bright double aspect living room with log burner, multi purpose home office and sitting room with lantern skylight, and then a jaw dropping 'showpiece double aspect kitchen diner and family room with access on both sides to two separate gardens. The first floor boasts a bright landing, three bedrooms all with fitted storage and two with bright double aspects, and a striking family shower room. This incredible package is further enhanced externally by its flexible corner plot which provides extensive private driveway parking, large storage garage with electric roller door and wonderfully private front, side and rear gardens. All with direct access from the house. The 'eco-credentials' are also very impressive with 12 solar panels generating 7kW of power, EV charger point, cavity wall insulation, loft insulation and high quality Upvc double glazing.

Viewing is essential to appreciate the exceptional nature of this incredible home and its enviable position within this popular, family friendly, estate.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Utility Room • Home Office/Sitting Room/Music Room With Large Lantern Ceiling Light • Double Aspect Living Room With Log Burner • Exceptional Open Plan Kitchen, Dining & Living Space • Breakfast Area With Doors To Private Side Garden
• Extensive Range Of Kitchen Units & Appliances • Dining & Family Area With Large Ceiling Lantern & Access To Second Garden

FIRST FLOOR

Landing • Bedroom One With Double Aspect & Fitted Wardrobes • Bedroom Two With Built In Wardrobe • Bedroom Three With Double Aspect & Built In Wardrobe • Contemporary Family Shower Room With Large Walk In Shower

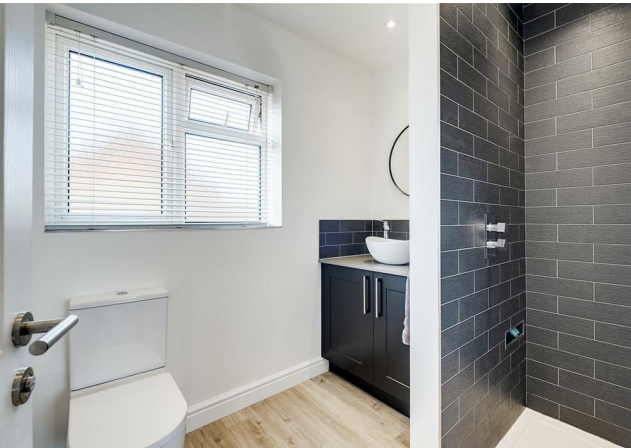
OUTSIDE

Private Block Paved Driveway Offering 'Side By Side' Parking For Numerous Vehicles • Extensive Lawned Front & Side Gardens With Hedge Boundary Screening • Storage Garage With Electric Roller Door • Gated Side Access • Wonderfully Private Lawned Rear Garden

FURTHER INFORMATION

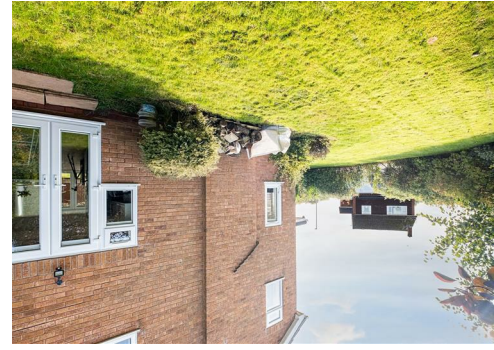
Freehold (TBC by solicitor) • Council Tax Band C • Energy Rating C • 12 Solar Panels Generating 3508.1kW in 2024 • Cavity Wall Insulation • Upvc Double Glazing • All Mains Services • Broadband Available



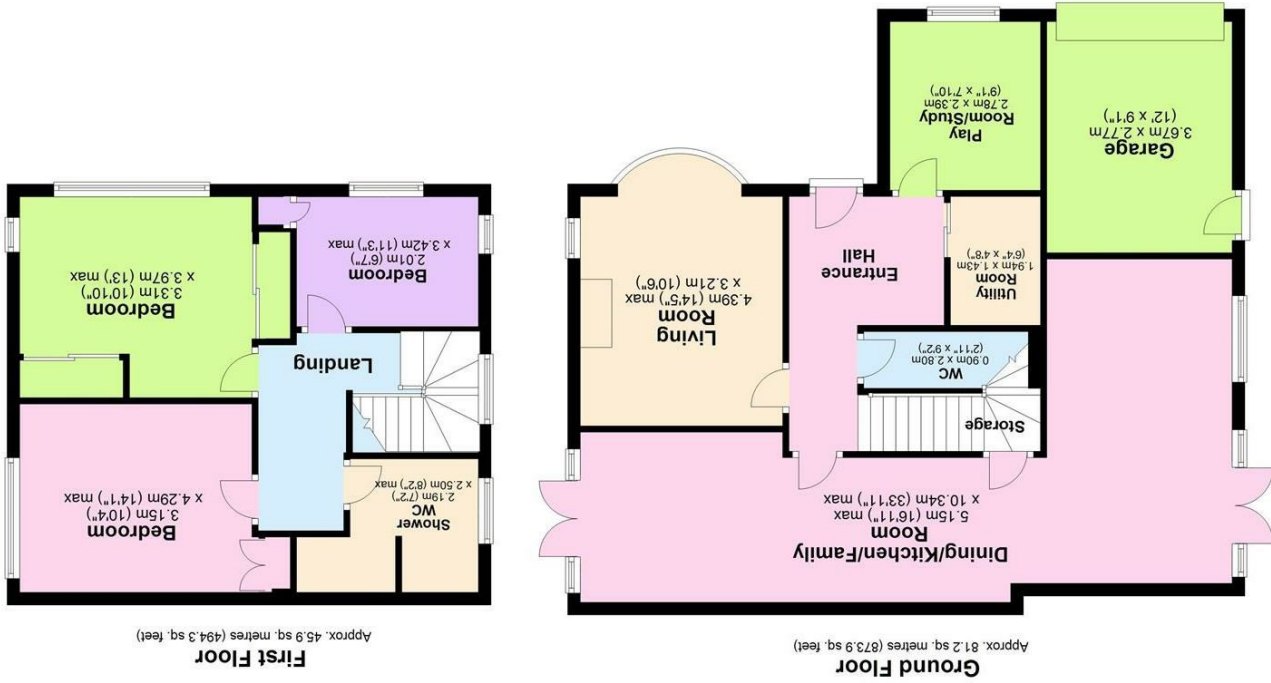




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Total area: approx. 127.1 sq. metres (1368.2 sq. feet)



Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(23 pphs)
A	(41-47)
B	(47-51)
C	(51-59)
D	(59-69)
E	(69-84)
F	(84-101)
G	(101-120)
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - higher CO ₂ emissions	(1-20)

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(92 pphs)
B	(81-91)
C	(69-80)
D	(55-68)
E	(38-54)
F	(21-38)
G	(1-20)
EU Directive 2002/91/EC	England & Wales
Not energy efficient - higher running costs	(1-20)

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