



48 Heritage Court, Lichfield  
Lichfield WS14 9ST

Downes & Daughters  
ESTATE AGENCY



## 48 Heritage Court, Lichfield Lichfield WS14 9ST £615,000

Downes & Daughters is delighted to offer for sale this impressive, five bedroom, family home occupying a corner plot in this quiet corner of one of Boley Park's most desirable addresses. Falling within the King Edward's catchment area, this delightful home boasts 2,358 square feet of wonderfully flexible family accommodation and is laid out over just two floors. The ground floor comprises: A spacious porch entrance, reception hallway with storage cupboard, double aspect living room with access to the rear garden, formal dining room, guest cloakroom, breakfast kitchen, utility and an incredibly useful family room with separate study area and access to a courtyard garden. Lending itself to numerous uses over the years. The first floor is equally impressive with an elegant gallery landing, principal bedroom suite with walk in wardrobe and en suite shower room, four further bedrooms, three with fitted wardrobes and a large family bathroom. Outside the desirable corner plot provides a neat fore garden, private driveway parking, a double garage, a lawned rear garden with patio seating areas and a second courtyard space accessed from the family room and garage.

Don't miss the opportunity to make this house your own and enjoy the best of what Lichfield has to offer. Book a viewing today and step into your future home at Heritage Court!

### GROUND FLOOR

Entrance Porch • Entrance Hallway With Storage Cupboard • Guest Cloakroom • Double Aspect Living Room With Access To Rear Garden • Family Room With Study Section & Access To Rear Courtyard • Formal Dining Room • Breakfast Kitchen • Utility Room

### FIRST FLOOR

Gallery Landing • Principal Bedroom With Walk In Wardrobe & En Suite Shower Room • Bedroom Two With A Range Of Fitted Bedroom Furniture • Bedroom Three With Fitted Wardrobes • Bedroom Four With Fitted Wardrobes • Bedroom Five • Family Bathroom

### OUTSIDE

Tarmac Private Driveway Providing 'Side By Side' Parking • Neat Lawned Fore Garden & Gated Side Access • Double Garage • Well Presented Rear Garden With Neat Lawn & Patio Seating Areas • Second Courtyard Garden To Rear Of Family Room & Garage

### FURTHER INFORMATION

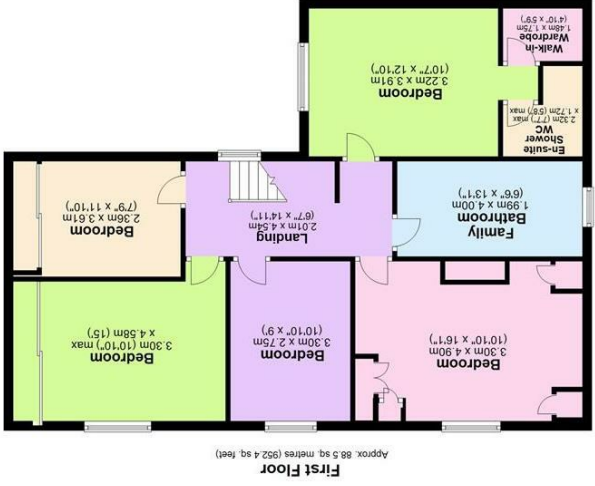
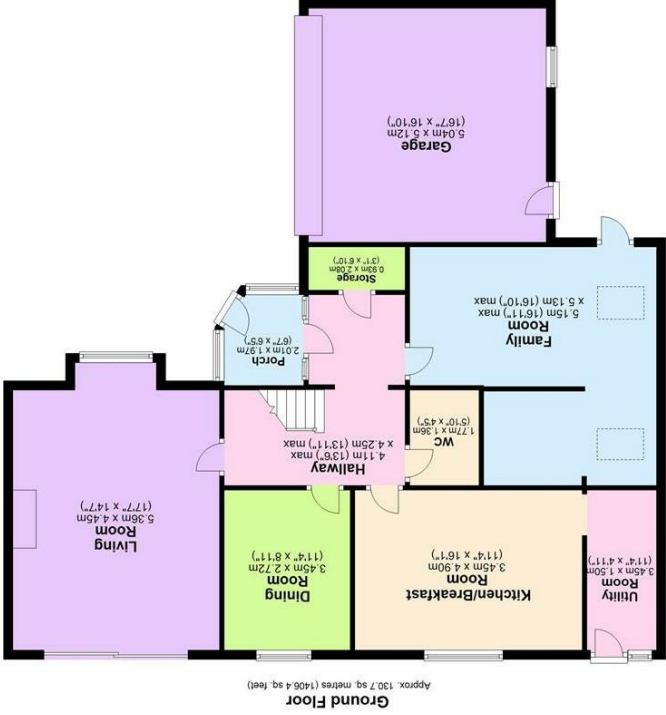
Freehold (TBC by solicitor) • Council Tax Band G • Energy Rating D • Upvc Double Glazing • All Mains Service • Broadband & Fibre Available







Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	
England & Wales 2020/9/EC		
EU Directive		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Energy Efficiency Rating		
England & Wales 2020/9/EC		
EU Directive		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Current	Minimum	
79	61	
A		
B		
C		
D		
E		
F		
G		



Total area: approx. 219.1 sq. metres (2358.8 sq. feet)

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



Not All Agents Are Equal...