



11 The Woodlands,
Lichfield WS13 6XE

Downes & Daughters
ESTATE AGENCY

11 The Woodlands, Lichfield WS13 6XE £495,000

What a wonderful opportunity to acquire a four bedroom, detached, family home on this select cul-de-sac of only seventeen homes, in a highly desirable central Lichfield location...With no onward chain! Conveniently positioned only 0.6 miles away from both Lichfield City & Trent Valley Stations and only a short walk from Lichfield's vibrant city centre, this delightful property has been stylishly updated by the current owner and extends to 1,395 square feet of flawlessly presented accommodation. The internal accommodation comprises: Entrance hallway, open plan living and dining room which in turn fully opens to the conservatory. The showpiece breakfast kitchen has been finished in a faultless contemporary style with informal dining options opening to a useful store room which in turn leads to the garage and utility. The first floor is equally impressive with the central landing leading to a principal bedroom with modern en suite shower room, three further bedrooms and a stylish family bathroom. Three of the bedrooms benefitting from fitted wardrobes. Externally the property boasts private driveway parking, a neat lawned front garden, integral garage and a simply stunning landscaped rear garden with manicured lawn, patio seating areas and stylishly presented borders..

Viewing is essential to appreciate the charm and stylish nature of this superb family home.

GROUND FLOOR

Entrance Hallway • Living & Dining Room Opening In To... • Conservatory • Showpiece Contemporary Breakfast Kitchen With Informal Dining Areas • Storage Room Opening To Garage & Utility • Guest Cloakroom

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three With Fitted Wardrobes • Bedroom Four • Family Bathroom

OUTSIDE

Private Driveway With Side By Side Parking • Neat Lawned Front Garden • Integral Garage & Utility • Immaculate & Stylishly Presented Rear Garden • Manicured Lawn & Patio Seating Areas • Neat Borders & Beds With A Wide Variety Of Shaped Shrubs & Plants • Timber Storage Shed • Gated Access To Side

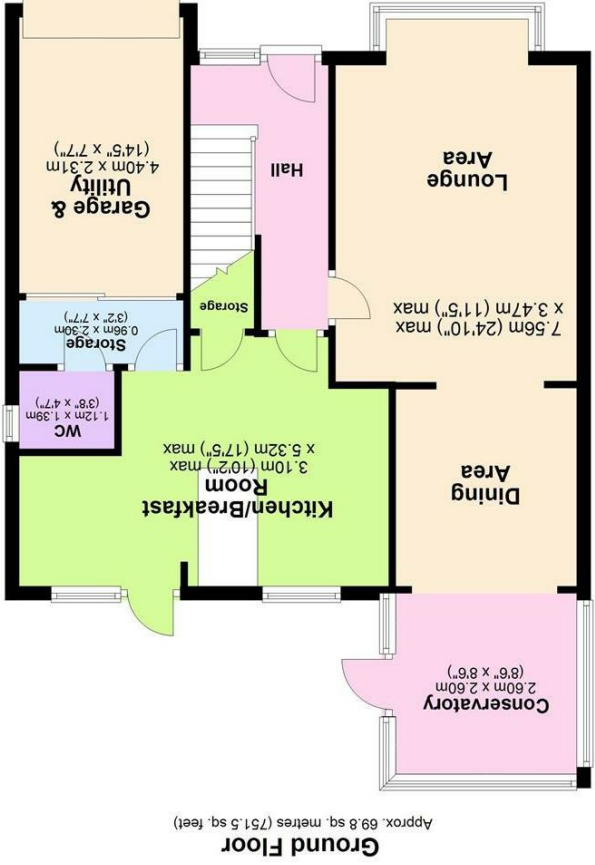
FURTHER INFORMATION

Freehold (TBC By Solicitor) • 0.6 Miles From Both Lichfield City & Trent Valley Stations • Council Tax Band E • Energy Rating D • Upvc Double Glazing • Gas Central Heating • NO CHAIN





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



Total area: approx. 129.6 sq. metres (1395.1 sq. feet)

Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (38-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (38-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current		
79		
65		



Not All Agents Are Equal...