



34 Main Street, Whittington  
Lichfield WS14 9JS

Downes & Daughters  
ESTATE AGENCY



## 34 Main Street, Whittington Lichfield WS14 9JS £650,000

A rare opportunity to acquire a delightful three bedroom detached dormer bungalow, occupying one of the most central locations, facing on to two of the most coveted roads within this popular Staffordshire village. Offered for sale with no onward chain and sitting centrally in beautifully manicured gardens on the corner of Main Street and The Green, conveniently located for the wealth of amenities the village proudly boasts. Falling within the Whittington Primary and King Edward's catchment areas, the flexible accommodation extends to over 1,500 sq.ft and still offers purchasers with a wealth of future potential options. Currently offering two bedrooms with fitted wardrobes, elegant landing and large family bathroom on the first floor and an extensive ground floor boasting: entrance hallway, kitchen, breakfast room, living room, dining room, ground floor bedroom or sitting room, wet room and utility. Further treats lie outside with the most delightfully presented, mature gardens surrounding the house. A private driveway offering parking for numerous vehicles, an integral double garage with electric roller door and a secure carport also with electric roller door. A particularly desirable attribute is the high levels of privacy in the rear garden.

Viewing is essential to appreciate the exciting opportunity on offer and its unrivalled position within the King Edward's catchment area.

### GROUND FLOOR

Entrance Hallway With Storage Cupboard • Double Aspect Dining Room • Triple Aspect Living Room With Patio Doors To Rear Garden • Breakfast Room Also With Patio Doors To Rear Garden • Kitchen • Utility Room With Access To Garage & Rear Garden • Wet Room • Ground Floor Bedroom Three Or Sitting Room

### FIRST FLOOR

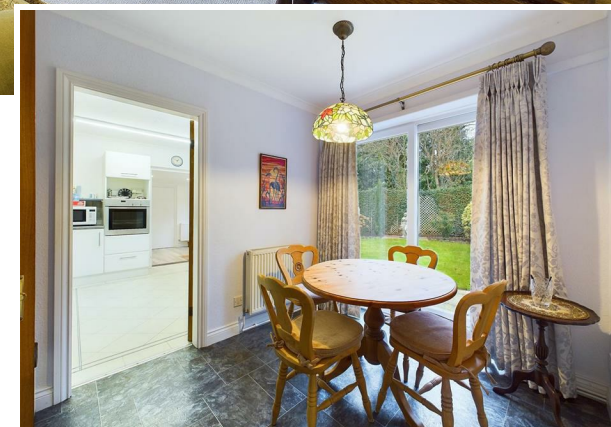
Elegant Landing • Bedroom One With Fitted Wardrobes • Bedroom Two With Fitted Wardrobes • Large Family Bathroom

### OUTSIDE

Private Driveway Parking For A Number Of Vehicles • Integral Double Garage With Electric Roller Door • Separate Secure Carport Also With Electric Roller Door • Meticulously Manicured Lawned Side Garden Sitting Behind A Pretty Retaining Wall Fronting Both Main Street & The Green • Beautifully Presented Lawned Rear Garden With Great Levels Of Privacy • Established Borders, Patio Seating Area & Decorative Arbor

### FURTHER INFORMATION

No Chain • King Edward's Catchment • Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating ? • Upvc Double Glazing • All Mains Services











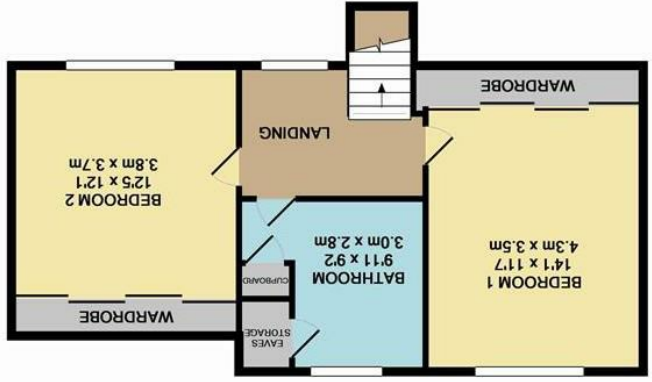
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www.downesanddaughters.co.uk



Not All Agents Are Equal...



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower 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	Minimum	Maximum
78	59	78