



7 Neal Croft, Whittington
Lichfield WS14 9PH

Downes & Daughters
ESTATE AGENCY

7 Neal Croft, Whittington Lichfield WS14 9PH £320,000

Downes & Daughters is delighted to offer for sale this, vastly extended, semi-detached family home in a quiet cul-de-sac position, on this popular residential address. Boasting a wonderfully private south facing rear garden and extensive private driveway parking for a number of vehicles. Offered for sale with no onward chain and falling within the Whittington Primary and King Edward's catchment areas, this freehold property has been substantially extended on the ground floor to offer wonderfully flexible family spaces presented in a contemporary 'semi open plan' style. The current accommodation extends to 1,146 square feet with the ground floor comprising: porch entrance, hallway with storage cupboard, living room opening seamlessly in to an expansive kitchen, dining and family space with access to the conservatory. The ground floor is completed with a clever multi-purpose study/play room with a guest cloakroom. The second floor boasts three bedrooms and a shower room. Externally the south facing garden is laid to lawn and benefits from great levels of privacy and to the front of the property is a substantial block paved driveway providing parking for many vehicles.

Viewing is advised to appreciate the wonderfully flexible layout of this property and the striking impact of the open plan spaces.

GROUND FLOOR

Porch Entrance • Hallway With Storage Cupboard • Living Room Opening In To... • Kitchen, Dining & Family Room • Conservatory With Access To Rear Garden • Clever Multi-Purpose Study / Playroom / Sitting Room • Guest Cloakroom

FIRST FLOOR

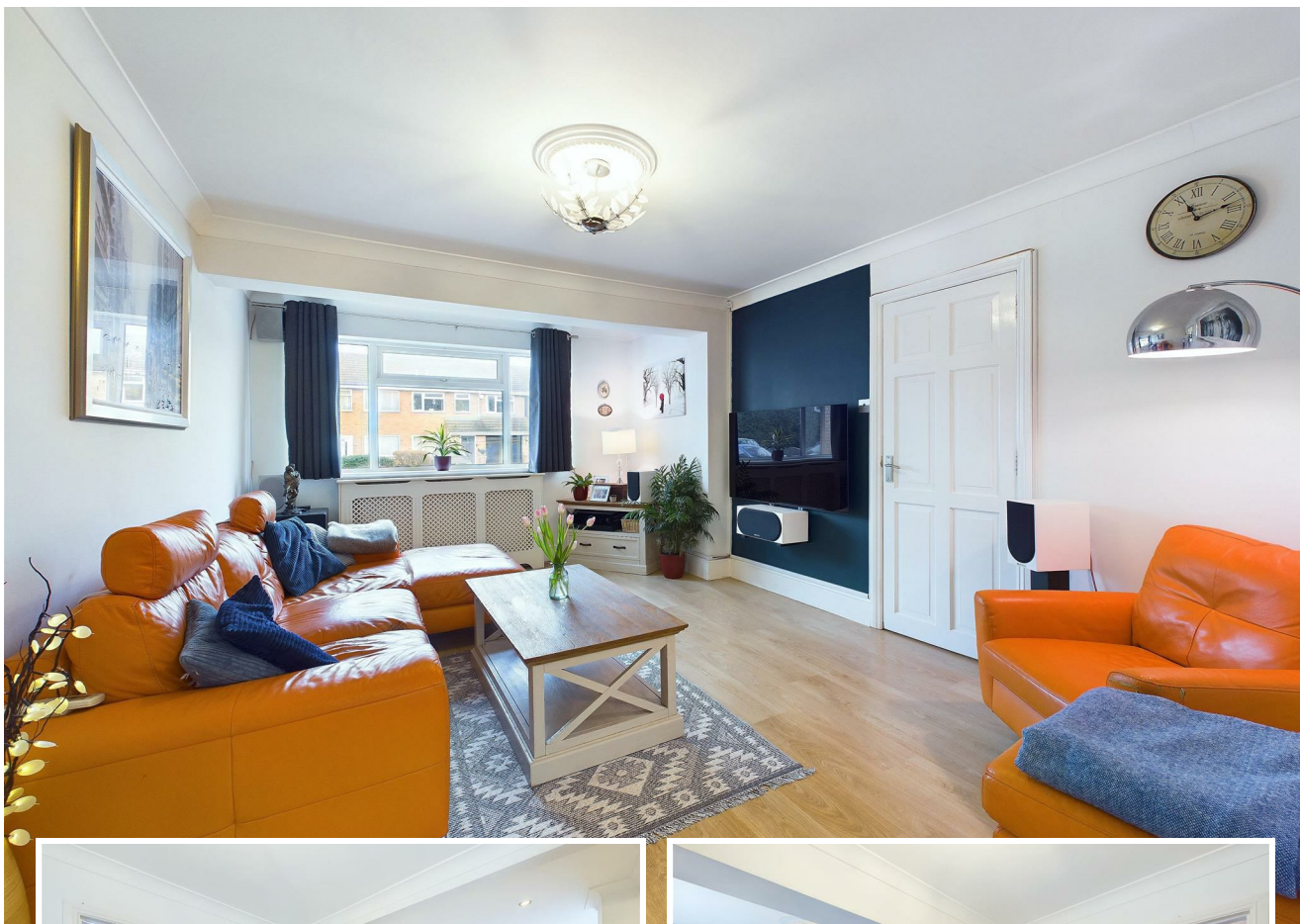
Landing With Airing Cupboard • Bedroom One • Bedroom Two • Bedroom Three / Study • Shower Room

OUTSIDE

Extensive Block Paved Private Driveway • Lawned South Facing Rear Garden With Great Levels Of Privacy • Metal Storage Shed

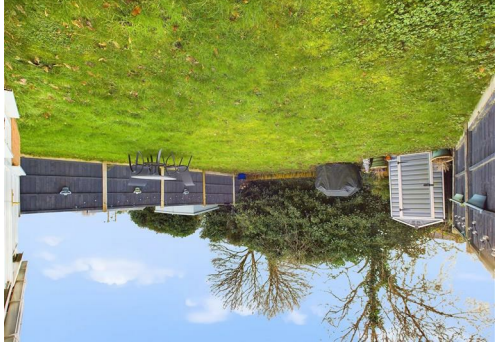
FURTHER INFORMATION

Freehold • Council Tax Band ? • King Edward's Catchment Area • Upvc Double Glazing • Gas Central Heating • Energy Rating C • All Mains Services





Environmental Impact (CO ₂) Rating		
Current	Minimum	
Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (43-54)		
F (21-42)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Risk energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (43-54)		
F (21-42)		
G (1-20)		
Not energy efficient - higher running costs		
Current	72	
Minimum	84	
EU Directive 2002/91/EC		
England & Wales		



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