



29 The Pines,  
Lichfield WS14 9XA

Downes & Daughters  
ESTATE AGENCY

## 29 The Pines, Lichfield WS14 9XA £625,000

A wonderfully flexible and sensibly arranged family home, presented in a contemporary style, occupying an enviable corner plot within this popular residential road. The Pines lies just off Austen Cote Lane at the heart of Boley Park, moments away from Darnford Park yet still within easy reach of the City Centre and only 0.3 miles from Lichfield Trent Valley Station providing direct trains to London, Birmingham and Manchester. The property offers flexible family accommodation extending to over 2,000 square feet and is arranged over two floors with the ground floor comprising: Porch, entrance hallway, living room, stunning open plan kitchen diner and family room with access to the rear garden, garden room, utility and guest cloakroom. Whilst the first floor boasts an opulent principal bedroom suite with high quality fitted wardrobes and drawers and en suite shower room, a second guest suite also with fitted storage and an en suite shower room, two further bedrooms and a luxury family bathroom. Externally the manicured plot benefits from a stylish patio fore garden with impressive tarmac private driveway, a detached double garage with electric roller door and a neat landscaped rear garden with shaped lawn and extensive patio seating areas.

Viewing is essential to appreciate the delightful presentation of this family home and its wonderfully flexible nature.

### GROUND FLOOR

Porch • Entrance Hallway • Guest Cloakroom • Living Room With Double Doors To... • Stunning Open Plan Kitchen, Dining & Family Space • Garden Room • Study • Utility Room

### FIRST FLOOR

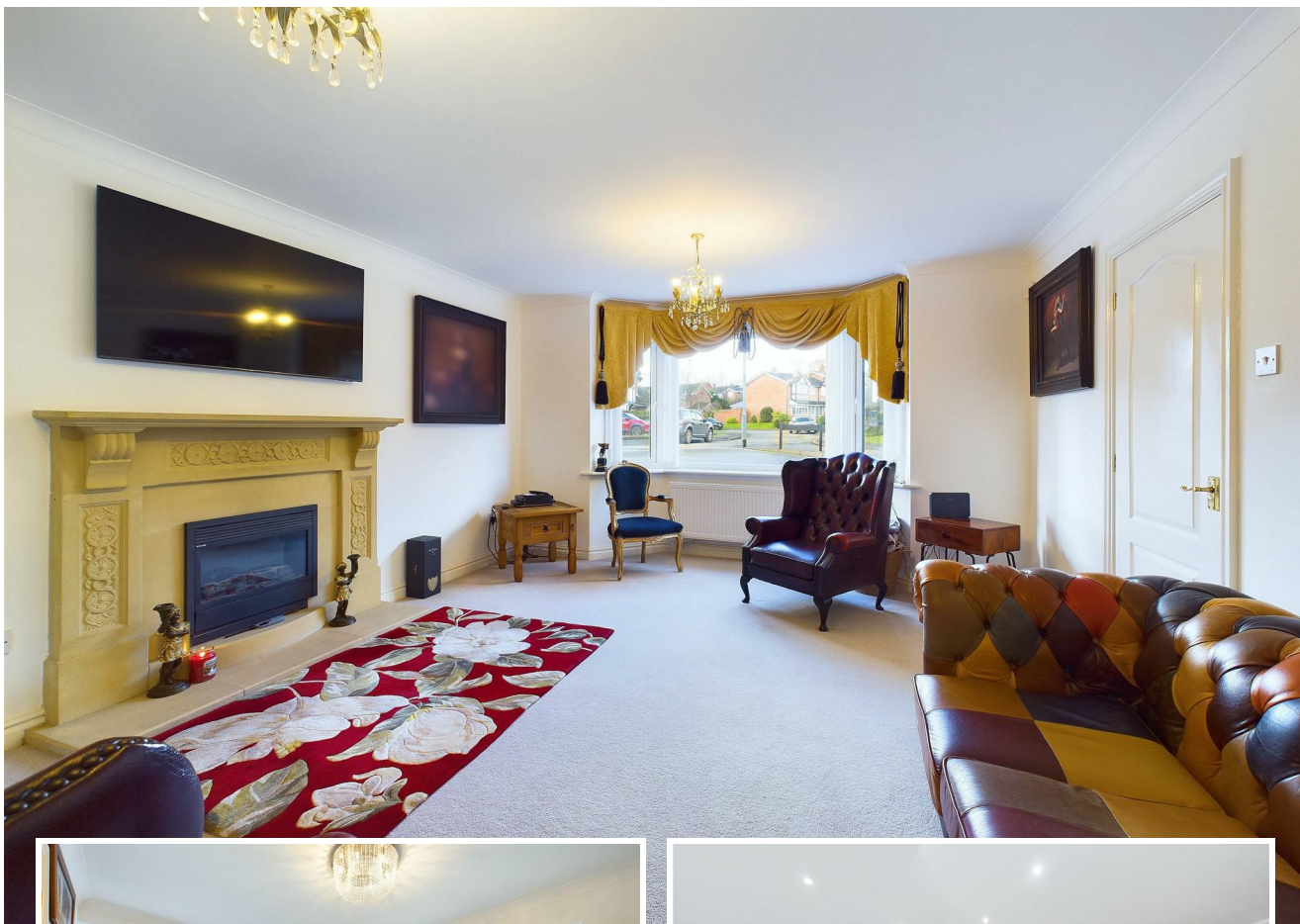
Gallery Landing (two airing cupboards) • Principal Bedroom (fitted wardrobes & bedroom furniture) • En Suite Shower Room • Bedroom Two (built in wardrobes) • En Suite Shower Room • Bedroom Three • Bedroom Four • Luxury Family Bathroom

### OUTSIDE

Open Outlook To The Front • Ample Side By Side Private Driveway Parking • Detached Double Garage • Stylish Fore Garden With Patio Seating Area & Side Storage Space • Lawned Rear Garden • Extensive Patio Seating Areas • Gated Side Access

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating D • All Windows Replaced In 2022 • Driveway Expanded & Resurfaced In 2022 • Gas Central Heating • 0.3 Miles From Lichfield Trent Valley Station • Impressive Amounts Of Fitted Storage • All Mains Services





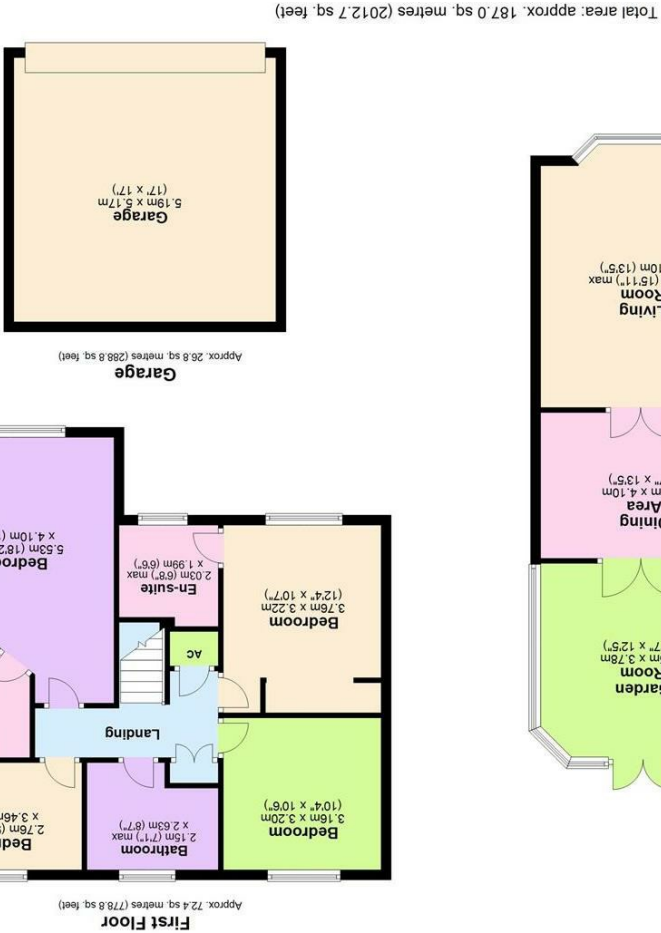


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Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current	Minimum	Maximum
79	66	66