



Cedar Cottage Burton Road, Streethay
Lichfield WS13 8LS

Downes & Daughters
ESTATE AGENCY

Cedar Cottage Burton Road, Streethay Lichfield WS13 8LS Offers over £550,000

An immensely attractive, semi-detached, character cottage home dating back to the mid 18th Century, occupying an impressive plot of 0.16 of an acre in the desirable village of Streethay. Boasting a wonderfully unique addition in 1982, when a farm barn was lovingly transported, brick by brick and timber by timber from its original position on Darnford Lane, to make way for the expanding Boley Park, and then seamlessly integrated in to the living space of Cedar Cottage. The charming and delightfully flexible accommodation is laid out over two floors and currently comprises: Entrance hallway with storage cupboard, double aspect formal dining room with open fireplace, that later addition 'barn room' flooded with natural light from its double aspect with exposed brick and timber ceiling beams and access to the front garden. There is also a second sitting room with study area, inner hallway with access to the rear garden, guest cloakroom and a fitted kitchen. The first floor then provides a landing, principal bedroom with en suite bathroom, second double aspect bedroom with original wide plank floorboards and fitted wardrobes, a third bedroom and modern shower room. Externally the substantial plot has clearly been lovingly tended by the current owners for many years and includes: extensive private driveway parking, detached double garage with electric roller doors, rear garden store and boarded loft, attractive lawned front garden and a wonderfully private rear garden with patio seating areas, decorative arbor, stylishly planted beds and borders and a wide selection of neatly manicured shrubs, hedges and trees.

Viewing is essential to appreciate the inherent charm and flexible nature of this property, its future potential and desirable location.

GROUND FLOOR

Entrance Hallway With Storage Cupboard • Double Aspect Dining Room With Open Fire • Barn Style Living Room With Double Aspect, Gas Fire & Doors To Front Garden • Sitting Room With Study Area • Rear Hallway With Access To Rear Garden • Kitchen • Guest Cloakroom

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom • En Suite Bathroom • Second Bedroom With Fitted Wardrobes • Bedroom Three With Built In Cupboard • Modern Family Shower Room

OUTSIDE

Extensive Private Driveway Parking • Detached Double Garage With Electric Roller Doors, Boarded Loft & Rear Garden Store • Attractive Lawned Front Garden • Landscaped Rear Garden With Patio Seating Areas, Shaped Lawn, Decorative Arbor & Stylishly Planted Beds & Borders

FURTHER INFORMATION

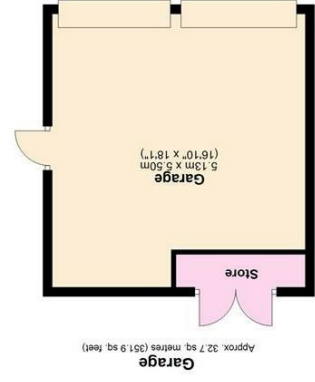
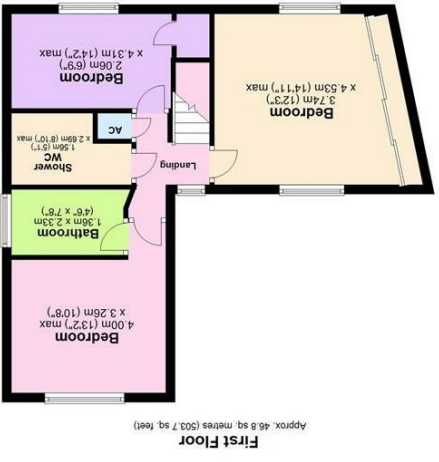
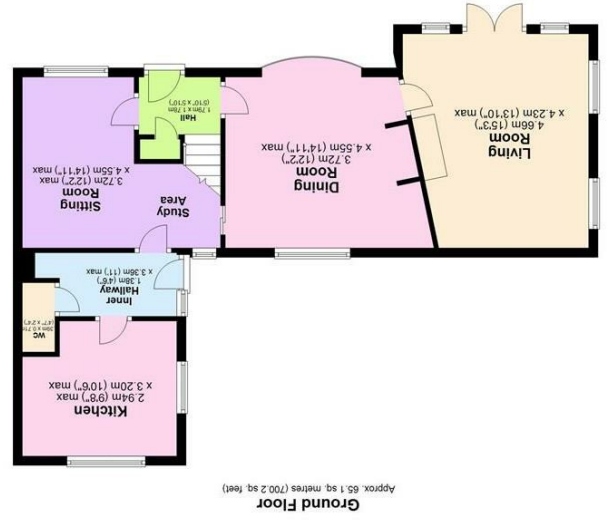
Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating E • All Mains Services







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Total area: approx. 144.5 sq. metres (1555.8 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 (43-54)		
F (31-42)		
G (1-30)		
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 (43-54)		
F (31-42)		
G (1-30)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current	Minimum	Maximum
53	80	

Not All Agents Are Equal...