



17 Langton Crescent, Whittington
Lichfield WS14 9LR

Downes & Daughters
ESTATE AGENCY

17 Langton Crescent, Whittington
Lichfield WS14 9LR
£269,950

A rare opportunity to acquire a, stylish, two bedroom freehold house within this price bracket, situated at the heart of this idyllic Staffordshire Village. Offered for sale with no onward chain, the flexible accommodation is laid out over two floors and briefly comprises: an entrance hallway, kitchen with access to both the carport and rear garden, rear living room / dining room and separate sitting room on the ground floor and two double bedrooms and a modern bathroom on the first floor. Externally there are lawned fore and rear gardens, private driveway parking and a carport. Further benefits include an open green outlook to the front, gas central heating, Upvc double glazing and the King Edward's catchment area

Viewing is essential to appreciate the opportunity on offer.

GROUND FLOOR

Entrance Hallway • Sitting Room • Living / Dining Room (patio doors to garden) • Kitchen (access to both rear garden and front carport)

FIRST FLOOR

Landing (airing cupboard) • Bedroom One • Bedroom Two • Bathroom

OUTSIDE

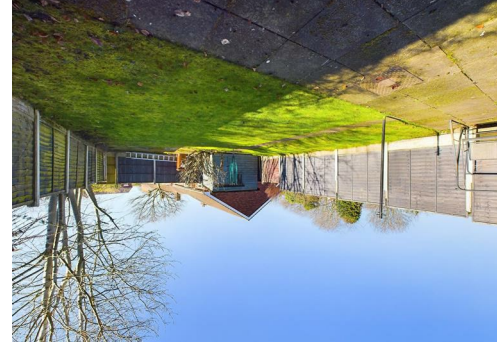
Lawned Fore Garden • Private Driveway Parking • Carport • Lawned Rear Garden • Patio Seating Areas • Timber Storage Shed • Open Green Outlook to Front

FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band B • King Edward's Catchment Area • New Boiler In 2024 • Upvc Double Glazing • All Mains Services • No Onward Chain







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Environmental Impact (CO ₂) Rating																	
<p>Two key indicators: Energy - lower CO₂ emissions</p> <table border="1"> <thead> <tr> <th>Rating</th> <th>CO₂ Emissions (kg/m²)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>82.2</td> </tr> <tr> <td>B</td> <td>81.9</td> </tr> <tr> <td>C</td> <td>85.8</td> </tr> <tr> <td>D</td> <td>128.4</td> </tr> <tr> <td>E</td> <td>171.38</td> </tr> <tr> <td>F</td> <td>179.3</td> </tr> <tr> <td>G</td> <td>> 179.3</td> </tr> </tbody> </table>	Rating	CO ₂ Emissions (kg/m²)	A	82.2	B	81.9	C	85.8	D	128.4	E	171.38	F	179.3	G	> 179.3	<p>EU Directive 2002/91/EC</p>
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