



33 Willowsmere Drive,  
Lichfield WS14 9XF

Downes & Daughters  
ESTATE AGENCY

33 Willowsmere Drive,  
Lichfield WS14 9XF  
Offers in the region of £585,000

A sensibly extended and improved home, presented in a modern style, occupying an enviable plot within this popular residential road. Birchwood Road lies just off Austin Cote Lane at the heart of Boley Park, directly opposite Darnford Park yet still within easy reach of the City Centre and only 0.5 miles from Lichfield Trent Valley Station providing direct trains to London, Birmingham and Manchester.

The property offers flexible family accommodation over two floors with the ground floor comprising: entrance hallway, living room, dining room, conservatory, kitchen diner, utility, study and guest cloakroom, whilst the first floor boasts an opulent principal bedroom with dressing room and luxury en suite bathroom, a second bedroom suite also with en suite shower room and two further bedrooms served by the family bathroom. Externally the plot benefits from a neat lawned front garden with block paved private driveway parking, a double integral garage and a lawned rear garden offering good levels of privacy.

Viewing is essential to appreciate the attractive nature of this delightful family home.

**GROUND FLOOR**

Porch • Entrance Hallway • Guest Cloakroom • Living Room • Dining Room • Conservatory • Kitchen Diner • Utility • Study • Access To Double Garage

**FIRST FLOOR**

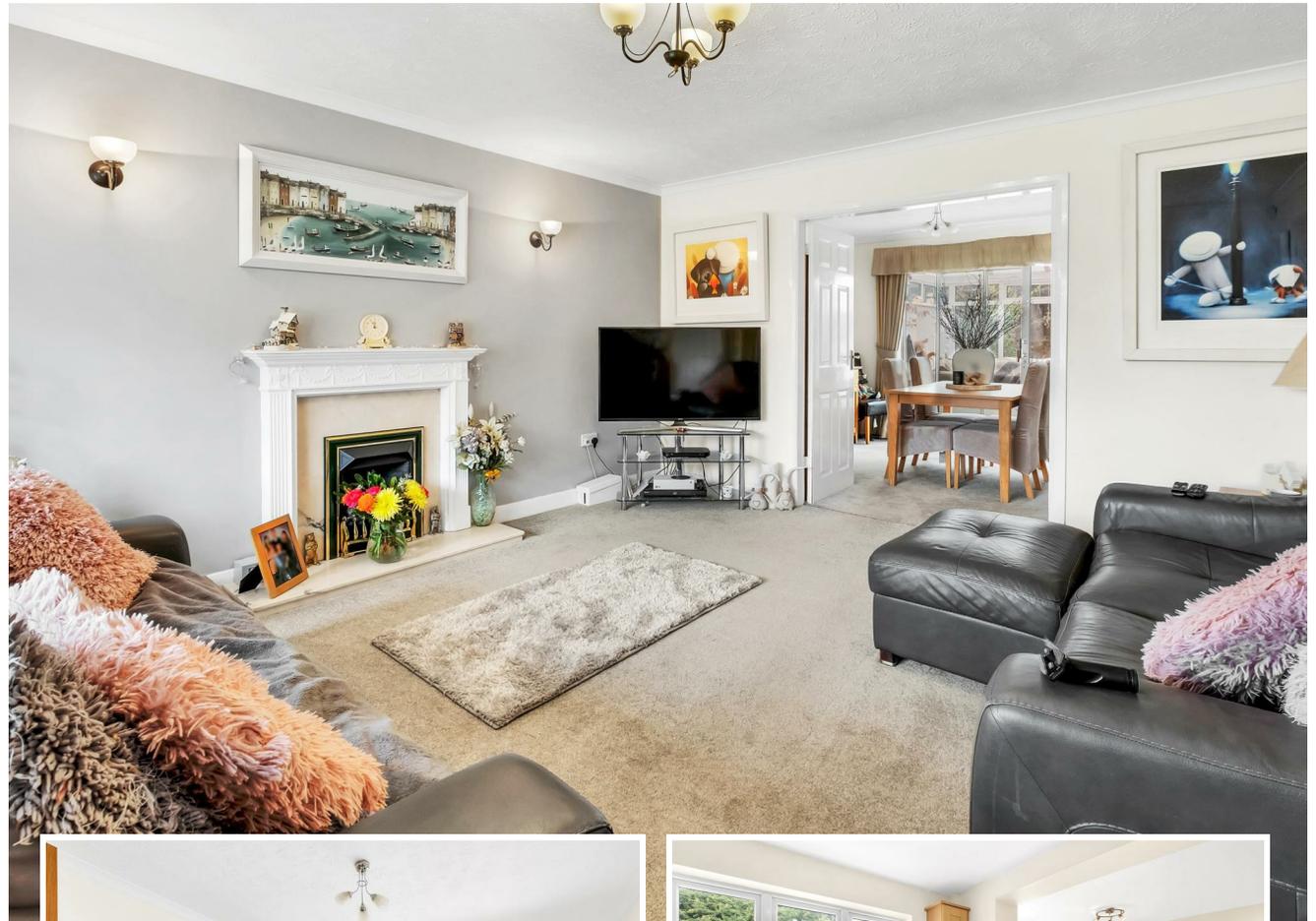
Landing • Principal Bedroom With Walk Through Dressing Room & Vast Amounts Of Fitted Storage • Luxury En Suite Bathroom With Separate Shower • Bedroom Two (fitted wardrobes) • Second En Suite Shower Room • Bedroom Three • Bedroom Four (fitted wardrobes) • Family Bathroom

**OUTSIDE**

Block Paved Private Driveway Offering Side By Side Parking • Neat Lawned Front Garden • Double Integral Garage • Lawned Rear Garden With Patio Seating Area & Gated Side Access

**FURTHER INFORMATION**

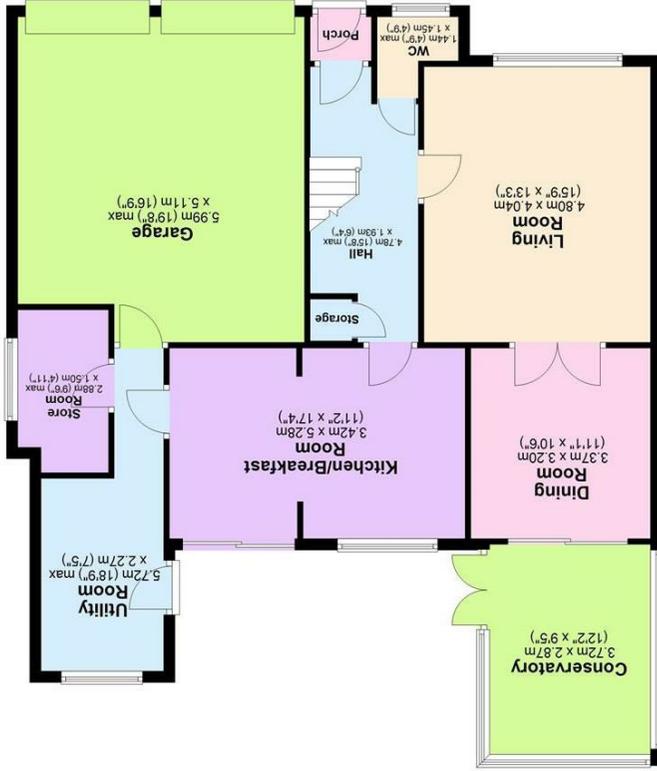
Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating D • Upvc Double Glazing • Gas Central Heating • All Mains Services



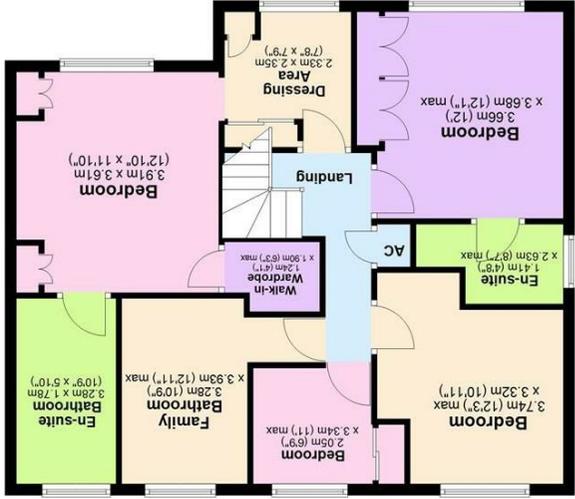




5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099  
 www.downesanddaughters.co.uk



Ground Floor  
 Approx. 116.6 sq. metres (1255.1 sq. feet)



First Floor  
 Approx. 77.9 sq. metres (838.6 sq. feet)

Total area: approx. 194.5 sq. metres (2093.7 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	None
Target	A
Very environmentally friendly - lower CO <sub>2</sub> emissions (29 pph)	
Very energy efficient - higher CO <sub>2</sub> emissions (11-20)	
EU Directive 2002/91/EC	
England & Wales	
None energy efficient - higher running costs	
Current	81
Target	59
Very energy efficient - lower running costs (29 pph)	
Very energy efficient - higher running costs (11-20)	
EU Directive 2002/91/EC	
England & Wales	
None energy efficient - higher running costs	