



5 Brownsfield Road,  
Lichfield WS13 6BT

Downes & Daughters  
ESTATE AGENCY



## 5 Brownsfield Road, Lichfield WS13 6BT £475,000

A rare opportunity to acquire a two/three bedroom bungalow, occupying an impressive plot, in a wonderfully central location enjoying attractive walks to Lichfield's vibrant City Centre via Stowe Pool. Sitting centrally within the plot behind an impressive lawned fore garden, the charming interior is flooded with natural light in every room and offers flexible accommodation over a single floor. Comprising: A spacious entrance lobby also used as a sun room, living room with access to the inner hallway connecting to three double bedrooms, with one currently being used as a formal dining room, a large bathroom with separate shower and a kitchen diner. A covered side walkway provides a utility area with storage room and a guest cloakroom and a Upvc garden room is accessed from the rear patio. The real treat lies outside with the elevated position giving great privacy from the road below. A manicured lawned garden is found to the front and a private tarmac driveway leads up to an attached garage. The rear garden has clearly been lovingly tended by the current owner for many years and is west facing but also enjoys an open southerly aspect. A central shaped lawn is surrounded with well stocked beds offering a vast array of established trees, shrubs and plants. The borders have also been stylishly planted and can be enjoyed from a number of patio seating areas. There are also useful side storage areas with gated access to the front.

Viewing is advised to truly appreciate the attractive nature of this home and the impressive attributes of its plot and central position.

### INTERNAL ACCOMMODATION

Entrance Lobby & Sun Room With Fitted Cupboard • Living Room • Inner Hallway With Storage Cupboard • Dining Room Or Bedroom Three • Bedroom One With Fitted Wardrobes • Bedroom Two With Fitted Wardrobes • Kitchen Diner • Large Bathroom With Separate Shower • Covered Side Storage Area & Utility • Storage Room • WC • Garden Room Accessed Via Garden

### OUTSIDE

Elevated Lawned Fore Garden • Private Tarmac Driveway For A Number Of Vehicles • Single Garage • Beautifully Landscaped West Facing Rear Garden With Wonderful Levels Of Privacy • Shaped Lawn • Patio Seating Areas • Stylishly Planted & Meticulously Cared For Beds & Borders  
Side Storage Area & Gated Access To The Front

### FURTHER INFORMATION

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









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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Minimum
Very environmentally friendly - lower CO <sub>2</sub> emissions		A	
(92 plus)		B	
(81-91)		C	
(69-80)		D	
(55-68)		E	
(39-54)		F	
(21-38)		G	
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> 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	
(39-54)		F	
(21-38)		G	
(1-20)			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Current		81	66
Minimum			



Not All Agents Are Equal...