



15 Middleton Road,
Whittington WS14 9NB

Downes & Daughters
ESTATE AGENCY

15 Middleton Road, Whittington WS14 9NB £350,000

A wonderful opportunity to acquire a freehold, two bedroom, link detached bungalow within a select group of homes occupying generous plots, neighbouring only single storey dwellings and set around an attractive small 'green' on this popular village estate. Number 15 is offered for sale with no onward chain and also benefits from a rear garden room extension, giving great flexibility to the accommodation. Currently comprising: Entrance hallway with storage cupboard, living/dining room, breakfast kitchen with serving hatch, garden room with access to rear garden and garage, two double bedrooms with fitted storage and a bathroom. Externally the property is further enhanced by a neat lawned front garden, ample driveway parking, integral garage and an established lawned rear garden with patio and good levels of privacy.

Viewing is strongly advised to appreciate the charming nature of this home and its enviable setting within the estate. Note should also be taken of all Whittington's amenities within walking distance especially the Lichfield and Tamworth bus routes stopping reasonably close to the property.

INTERNAL ACCOMMODATION

Entrance Hallway With Three Fitted Cupboards • Living & Dining Room With Storage Cupboard • Breakfast Kitchen With Serving Hatch • Garden Room With Storage Cupboard, Access To Rear Garden & Garage • Bedroom One With Built In Wardrobe • Double Aspect Bedroom Two With Built In Wardrobe • Bathroom

OUTSIDE

Private Block Paved Driveway For A Number Of Vehicles • Lawned Front Garden • Single Integral Garage • Lawned Rear Garden With Great Levels Of Privacy • Patio Seating Area • Established Borders • Gated Side Access • Garden Store

FURTHER INFORMATION

No Onward Chain • Upvc Double Glazing • Gas Central Heating • Freehold (please confirm this with your solicitor) • Council Tax Band D • Energy Rating ? • All Mains Services





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



Environmental Impact (CO ₂) Rating	
Current	82
Minimum	62
Energy Efficiency Rating	
Current	82
Minimum	62
England & Wales	
EU Directive 2002/91/EC	82
Very energy efficient - higher running costs	A (92 pph)
Very energy efficient - higher running costs	B (81 pph)
Very energy efficient - higher running costs	C (69 pph)
Very energy efficient - higher running costs	D (55 pph)
Very energy efficient - higher running costs	E (38 pph)
Very energy efficient - higher running costs	F (21 pph)
Very energy efficient - higher running costs	G (1 pph)

