



6 Church Street, Whittington
Near Lichfield WS14 9JX

Downes & Daughters
ESTATE AGENCY

6 Church Street, Whittington Near Lichfield WS14 9JX £335,000

A most charming character cottage home in a central village setting, with well presented accommodation extending to nearly 1,000 sq.ft, falling within the King Edward's catchment area. With a clever balance of modern design and historic charm this delightful home is tastefully presented and offers flexible accommodation arranged over two floors. Comprising: living room, breakfast kitchen, dining room, rear hallway and bathroom on the ground floor whilst the second floor boasts an opulent principal bedroom suite with 'lobby entrance', Juliet balcony and en suite shower room, two further bedrooms and a second shower room. Externally there is a patio garden with attractive contemporary fencing to the rear.

Viewing advised to appreciate the abundant charm and style of this property. King Edward's Catchment.

GROUND FLOOR

Living Room • Breakfast Kitchen • Dining Room • Rear Hallway • Family Bathroom

FIRST FLOOR

Landing • Principal Bedroom • En Suite Shower Room • Bedroom Two • Second Shower Room • Bedroom Three

OUTSIDE

A patio garden with attractive contemporary fencing to the rear.

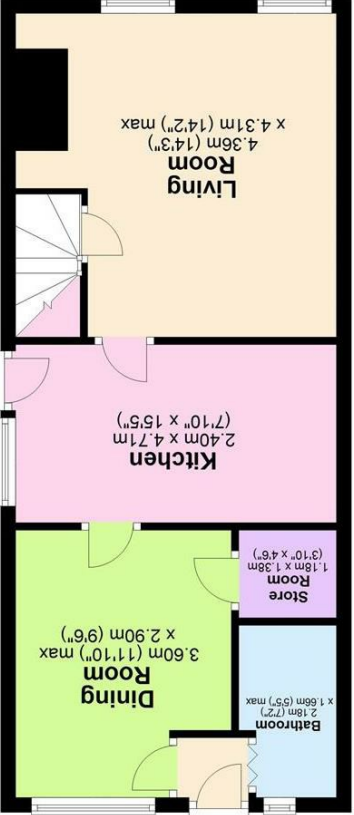
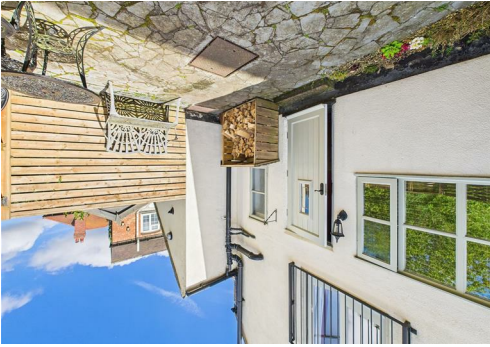
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band B • Energy Rating E • All Mains Services • King Edward's Catchment Area

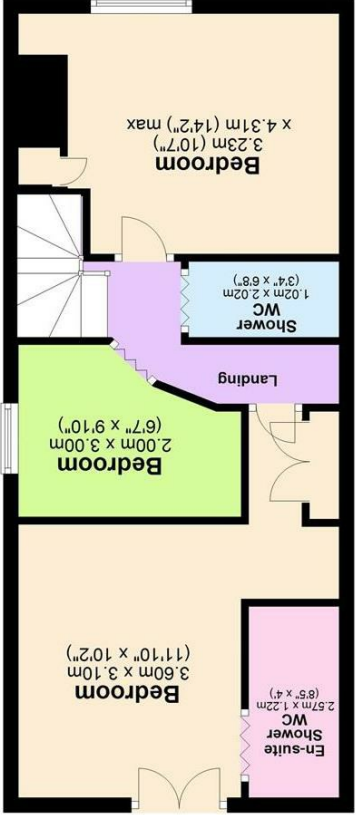




5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
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Ground Floor
Approx. 45.5 sq. metres (489.6 sq. feet)



First Floor
Approx. 45.4 sq. metres (488.8 sq. feet)

Total area: approx. 90.9 sq. metres (978.4 sq. feet)

| Environmental Impact (CO ₂) Rating | | |
|--|----|----|
| Current | 76 | 48 |
| Minimum | 76 | 48 |
| Energy Efficiency Rating | | |
| Current | 48 | 76 |
| Minimum | 48 | 76 |
| England & Wales | | |
| EU Directive 2002/91/EC | 76 | 48 |
| Very energy efficient - higher running costs | A | G |
| Very energy efficient - higher running costs | B | F |
| Very energy efficient - higher running costs | C | E |
| Very energy efficient - higher running costs | D | D |
| Very energy efficient - higher running costs | E | C |
| Very energy efficient - higher running costs | F | B |
| Very energy efficient - higher running costs | G | A |



Not All Agents Are Equal...