



15 Buddleia Avenue, Streethay
Lichfield WS13 8LL

Downes & Daughters
ESTATE AGENCY

15 Buddleia Avenue, Streethay Lichfield WS13 8LL £685,000

Occupying one of the most desirable positions this incredibly popular development has to offer, with panoramic views across Roman Heights District Park, this impressive corner plot with a south facing garden is dripping with extras and upgrades from the original build and then substantially improved, both internally and externally, by the current owners. Including a restyled kitchen, plantation shutters and home network cabling. The exacting standards and flawless contemporary design are evident at every turn with the internal accommodation extending to nearly 2,000 sq.ft and currently comprising: Entrance hallway with guest cloakroom, living room, study, play room, utility and that showpiece open plan kitchen and diner with bi-fold access to the garden. The first floor is equally impressive with an elegant gallery landing, principal bedroom with fitted wardrobes and modern en suite shower room, second bedroom suite with en suite shower, three further bedrooms and a family bathroom. The front facing rooms benefitting from delightful open views. Externally the property benefits from one of the larger gardens on the estate and is drenched in sun from the southerly aspect. Front and side gardens are stylishly planted with a selection of attractive shrubs, trees and flowering plants with manicured lawns. The rear garden benefits from an expansive patio area, neat lawn and attractive borders. A side gate gives access to the private driveway and double garage with power and lighting, which also has a personnel door to the garden.

Viewing is essential to appreciate the impressive nature of this property and its unrivalled position within the development.

GROUND FLOOR

Spacious Entrance Hallway With Storage Cupboard Housing Home Network 'Nerve Centre' • Guest Cloakroom • Updated Showpiece Kitchen Diner Stacked With Extras & Bi-Fold Access To Rear Garden • Utility Room With Access To Driveway • Attractive Living Room With Walk In Bay Window, Open Views & Contemporary Ceramic Log Gas Fire • Study With Open Views • Sitting Room / Play Room

FIRST FLOOR

Elegant Gallery Landing • Principal Bedroom With Lobby Style Entrance, Open Views & Fitted Wardrobes • En Suite Shower Room • Second Bedroom Suite With En Suite Shower Room • Bedroom Three • Bedroom Four • Bedroom Five With Open Views • Family Bathroom

OUTSIDE

Manicured & Stylishly Planted Front & Side Gardens • Private Driveway Parking Adjacent To The Property With Side By Side Parking • Double Garage With Power & Lighting • South Facing Rear Garden • Neat Lawn • New Patio Seating Area • Gated Side Access & Door To Garage • Attractive Borders

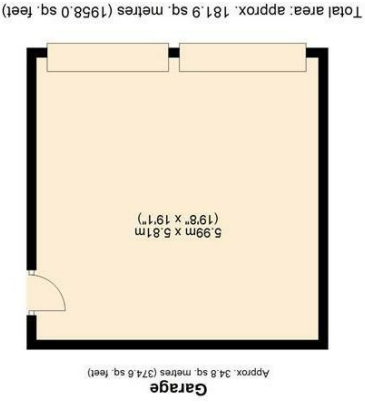
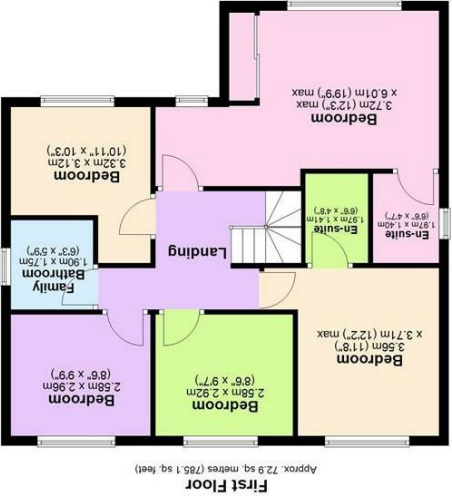
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Estate Charge Of £236 PA • Energy Rating B • Council Tax Band G • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • Google Nest Controlled Gas Central Heating • Lichfield Trent Valley Station 0.3 Miles Away • Extensive List Of Upgrades Available On Request • Cat 5 Network Cabling & Speakers Throughout





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Total area: approx. 181.9 sq. metres (1958.0 sq. feet)

Environmental Impact (CO ₂) Rating	
Current	86
Minimum	92
Energy Efficiency Rating	
Current	86
Minimum	92
England & Wales	
EU Directive 2002/91/EC	86
Not environmentally friendly - higher CO ₂ emissions	(1-20)
(1-20)	(1-20)
(21-30)	(21-30)
(31-40)	(31-40)
(41-50)	(41-50)
(51-60)	(51-60)
(61-70)	(61-70)
(71-80)	(71-80)
(81-90)	(81-90)
(91-100)	(91-100)
Very energy efficient - lower running costs	(101-120)
Current	86
Minimum	92



Not All Agents Are Equal...