



15 Levett Road, Lichfield
WS14 9PZ

Downes & Daughters
ESTATE AGENCY

15 Levett Road, Lichfield
WS14 9PZ
£299,500

A superb opportunity to acquire a delightful modern family home on the rural fringes of Whittington and Packington, perfectly situated for access to both Lichfield and Tamworth. Surrounded by open countryside, these attractive properties offer contemporary open plan living and occupy impressive plots with large front and rear gardens and private driveway parking. Flooded with natural light, the internal accommodation comprises: Entrance hallway, guest cloakroom, living room opening in to a spacious kitchen diner with pantry and double doors to the garden, elegant landing with two storage cupboards, three bedrooms and a family bathroom. Externally the property sits behind a lawned front garden and block paved driveway and benefits from an impressive south east facing lawned rear garden with patio seating area and side storage area.

Viewing is essential to appreciate the modern nature of the property and its desirable rural location.

GROUND FLOOR

Entrance Hallway With Storage Cupboard • Guest Cloakroom • Living Room Opening In To... • Kitchen Diner With Pantry & Double Doors To Garden

FIRST FLOOR

Attractive Landing With Airing Cupboard & Storage Cupboard • Bedroom One • Bedroom Two With Fitted Wardrobe • Bedroom Three • Family Bathroom

OUTSIDE

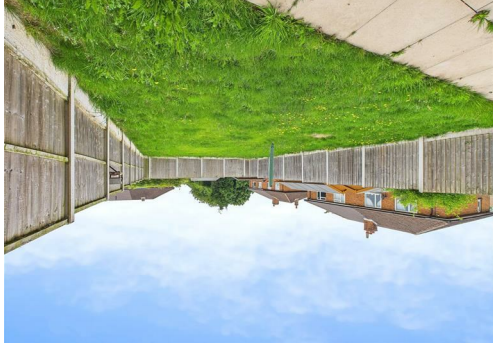
Block Paved Driveway • Extensive Lawned Front Garden • Gated Side Access & Side Storage Area • South East Facing Lawned Rear Garden • Patio Seating Area & Fenced Boundaries

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating B • Upvc Double Glazing • All Mains Services







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Environmental Impact (CO ₂) Rating																																	
England & Wales Not environmentally friendly - higher CO₂ emissions <table border="1"> <thead> <tr> <th>Region</th> <th>CO₂ emissions (t/ha)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>62.4</td> </tr> <tr> <td>B</td> <td>61.9</td> </tr> <tr> <td>C</td> <td>65.4</td> </tr> <tr> <td>D</td> <td>69.4</td> </tr> <tr> <td>E</td> <td>73.4</td> </tr> <tr> <td>F</td> <td>71.3</td> </tr> <tr> <td>G</td> <td>74.9</td> </tr> </tbody> </table> 95	Region	CO ₂ emissions (t/ha)	A	62.4	B	61.9	C	65.4	D	69.4	E	73.4	F	71.3	G	74.9	England & Wales Not environmentally friendly - higher CO₂ emissions <table border="1"> <thead> <tr> <th>Region</th> <th>CO₂ emissions (t/ha)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>62.4</td> </tr> <tr> <td>B</td> <td>61.9</td> </tr> <tr> <td>C</td> <td>65.4</td> </tr> <tr> <td>D</td> <td>69.4</td> </tr> <tr> <td>E</td> <td>73.4</td> </tr> <tr> <td>F</td> <td>71.3</td> </tr> <tr> <td>G</td> <td>74.9</td> </tr> </tbody> </table> 84	Region	CO ₂ emissions (t/ha)	A	62.4	B	61.9	C	65.4	D	69.4	E	73.4	F	71.3	G	74.9
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