



20 Giffords Croft,
Lichfield WS13 7HG

Downes & Daughters
ESTATE AGENCY

20 Giffords Croft, Lichfield WS13 7HG £435,000

A considerably extended and reconfigured three bedroom family home, occupying an impressive plot on this highly desirable residential road, conveniently positioned only moments away from a good mix of local shops. Attractively presented throughout with a tasteful blend of traditional charm and modern styling, the wonderfully flexible internal accommodation extends to over 2,222 sq.ft and comprises: Spacious entrance hallway with storage cupboard, guest cloakroom, useful sitting room which has also been used as a home office and yoga studio, utility room and a spectacular semi open plan kitchen, dining and living space with bi-fold access to the rear garden. A wonderfully sociable space. The extended nature of the first floor is equally impressive, providing a landing, opulent principal bedroom suite with dressing area and en suite shower room, two further bedrooms, one with fitted wardrobes, and a family bathroom. The external benefits include private block paved driveway providing 'side by side' parking for three cars, EV charger, storage garage and a beautifully presented lawned rear garden with patio seating areas and stylishly planted beds and borders.

Viewing is essential to appreciate the size, flexible nature and charm of this delightful family home.

GROUND FLOOR

Bright & Spacious Entrance Hallway With Storage Cupboard • Guest Cloakroom • Sitting Room • Striking Semi Open Plan Kitchen, Diner & Living Room With Bi-Fold Access To Rear Garden • Large Utility With Access To Rear Garden & Garage

FIRST FLOOR

Landing • Impressive Principal Bedroom Suite With Walk Through Dressing Area • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three • Family Bathroom

OUTSIDE

Private Block Paved Driveway Providing 'Side By Side' Parking For Three Cars • EV Charger • Storage Garage • Beautifully Presented Lawned Rear Garden • Patio Seating Areas • Stylishly Planted Beds & Borders

FURTHER INFORMATION

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







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Not All Agents Are Equal...



Environmental Impact (CO ₂) Rating		
England & Wales 2020/1/EC		
Current	Minimum	Maximum
A	A	A
B	B	B
C	C	C
D	D	D
E	E	E
F	F	F
G	G	G
Not environmentally friendly - higher CO ₂ emissions		
Energy Efficiency Rating		
England & Wales 2020/1/EC		
Current	Minimum	Maximum
A	A	A
B	B	B
C	C	C
D	D	D
E	E	E
F	F	F
G	G	G
Not energy efficient - higher running costs		
72	76	76
England & Wales 2020/1/EC		
Current	Minimum	Maximum
A	A	A
B	B	B
C	C	C
D	D	D
E	E	E
F	F	F
G	G	G
Not energy efficient - higher running costs		