



4 Pascoe Drive,
Lichfield WS14 9FB

Downes & Daughters
ESTATE AGENCY

4 Pascoe Drive, Lichfield WS14 9FB £600,000

A thoroughly impressive, four bedroom, detached family home with the rare benefit of extensive off street parking and an expansive lawned front garden, in an easily accessible position on this desirable residential development, with the popular Shortbutts Park on the doorstep. Updated by the current owner and presented in a contemporary style, this popular layout boasts an open outlook to the front and offers flawlessly presented and flexible accommodation over two floors with the striking extended kitchen and family space dominating the ground floor. The rest of the ground floor comprises: entrance hallway, guest cloakroom, living room, sitting room & study and a utility room. The first floor provides an elegant landing, principal bedroom with contemporary en suite shower room, three further bedrooms and a luxury family bathroom. Externally there is the rare benefit of extensive private driveway parking and a garage adjacent to the property, large lawned front garden with boundary hedge and a stylish southwest facing landscaped rear garden.

Viewing is essential to appreciate the attractive nature of this property, its wonderfully flexible layout and its enviable position within the development.

GROUND FLOOR

Entrance Hallway • Double Aspect Sitting Room & Study • Double Aspect Living Room • Guest Cloakroom • Utility Room With Access To Side Return • Spectacular Open Plan Kitchen, Dining & Family Space With Two Bi-Fold Doors To Rear Garden

FIRST FLOOR

Landing With Storage Cupboard • Principal Bedroom Suite With Open Outlook To Front • Contemporary En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Luxury Family Bathroom

OUTSIDE

Expansive Lawned Front Garden With Hedge Boundary • Extensive Private Driveway Parking For Many Vehicles • Single Garage With Power, Lighting & Sliding Patio Doors To Rear (formerly site sales office) • Gated Side Access • Landscaped Southwest Facing Side & Rear Gardens • Shaped Lawn, Patio & Decked Seating Areas & Stylishly Planted Raised Borders

FURTHER INFORMATION

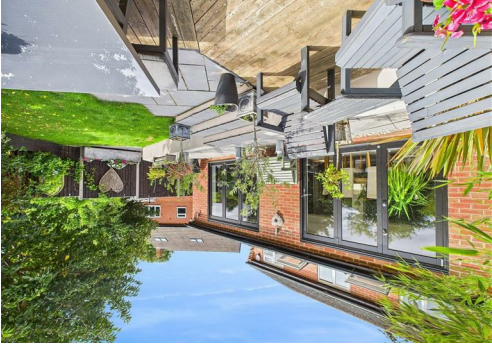
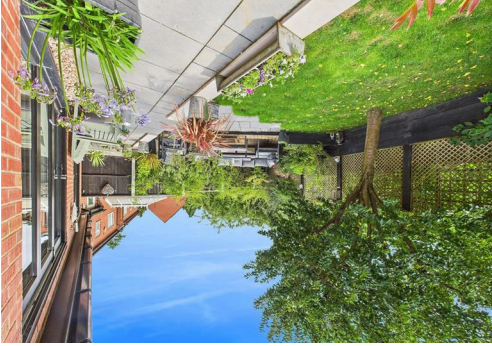
Council Tax Band E • Energy Rating C • Upvc Double Glazing • All Mains Services • Gas Central Heating • Mains Sewerage





Environmental Impact (CO ₂) Rating		
Current	Desirable	
Very environmentally friendly - lower CO ₂ emissions		
EU Directive 2002/91/EC		
Net zero-carbon ready - higher CO ₂ emissions		
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		Approximate total area 1600 ft ² 148.7 m ² Reduced headroom 7 ft ² 0.7 m ²	
		Floor 1 Building 1	
		Floor 0 Building 2	
Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. Reduced headroom: Below 5 ft/1.5 m (1) Excluding balconies and terraces		GIRAFFE360	



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Not All Agents Are Equal...