



9 Lapwing Avenue, Streethay
Lichfield WS13 8WP

Downes & Daughters
ESTATE AGENCY

9 Lapwing Avenue, Streethay Lichfield WS13 8WP £549,950

Occupying one of the most desirable positions this incredibly popular development has to offer, with panoramic views across Roman Heights District Park, this private corner plot is dripping with extras and upgrades from the original build and then improved, both internally and externally, by the current owners. The exacting standards and flawless contemporary design are evident at every turn. The wonderfully bright internal accommodation comprises: Dramatic entrance hallway with storage cupboard and guest cloakroom, double aspect living room with access to the rear garden, sitting room or study, utility and a showpiece triple aspect open plan kitchen and diner with access to the rear garden. The first floor is equally impressive with the elegant gallery landing being a popular design feature of this property type, a principal bedroom with fitted wardrobes and modern en suite shower room, three further double bedrooms and a family bathroom. The front facing rooms benefitting from delightful views across the park. Externally the property has benefitted from quite a makeover with stylish landscaping of the gardens on all sides of the property. Front and side gardens are stylishly planted with a selection of attractive shrubs, trees and flowering plants with a manicured shaped lawn. The rear walled garden benefits from a westerly direction and open southerly aspect with patio seating areas with options for seating and barbecuing, raised sleeper beds boast a vibrant mix of established plants and shrubs and the neat lawn has also been well cared for. A rear gate gives access to the driveway with EV charger and a single garage.

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

GROUND FLOOR

Spacious Entrance Hallway Looking Up To Striking Gallery Landing (storage cupboard) • Guest Cloakroom • Triple Aspect Kitchen Diner Stacked With Access To Rear Garden • Utility Room Also With Access To Garden • Attractive Double Aspect Living Room With Access To Rear Garden • Sitting Room / Study

FIRST FLOOR

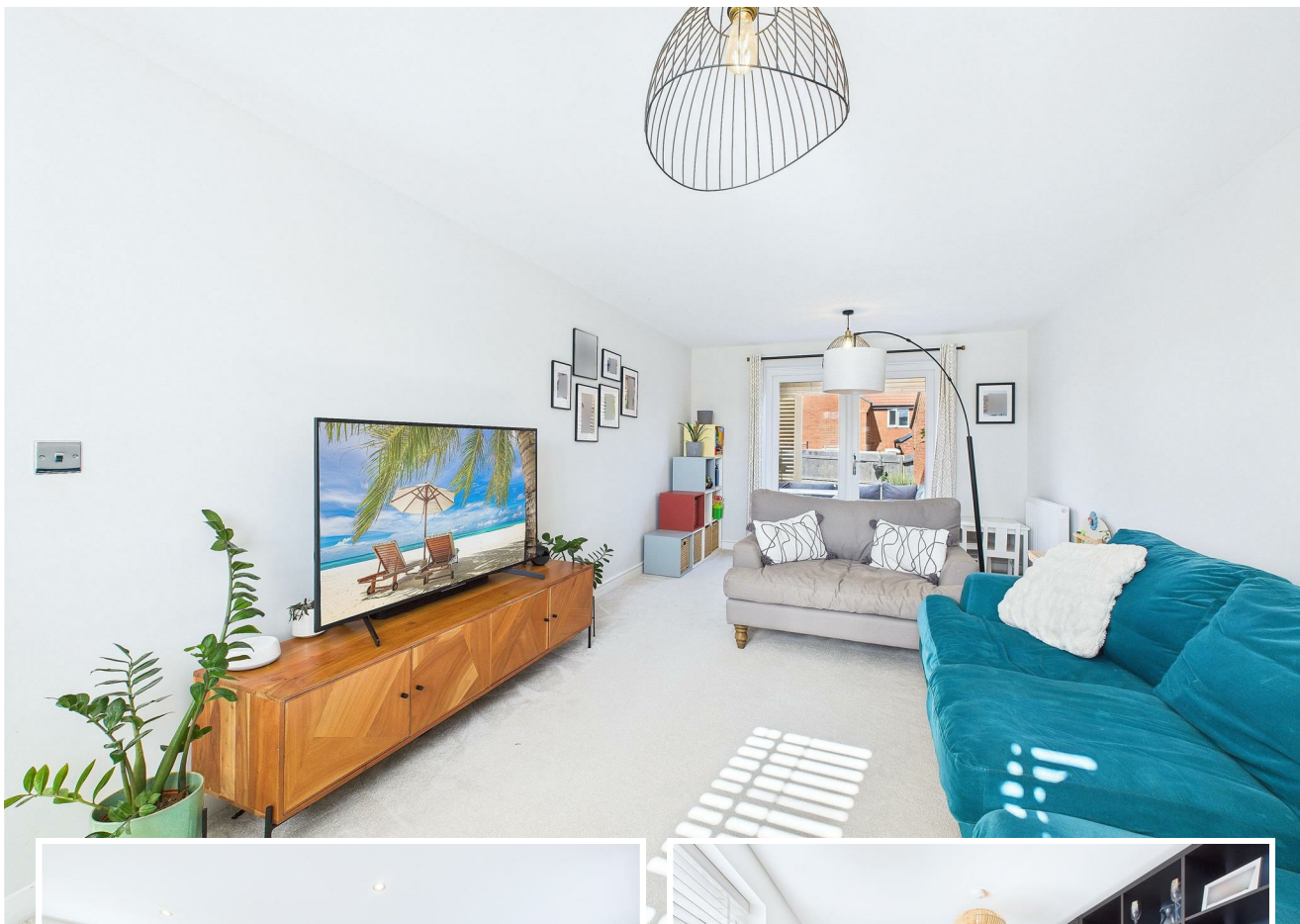
Elegant Gallery Landing • Principal Bedroom With Lobby Style Entrance & Fitted Wardrobes • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Family Bathroom

OUTSIDE

Manicured & Stylishly Planted Front & Side Garden With Open Outlook • Private Driveway Parking To Rear Of Property With EV Charger • Garage • West Facing Landscaped Walled Garden With Open Southerly Aspect • Neat Lawn • Patio Seating Area With Pergola • Gated Rear Access • Stylish Raised Borders

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Estate Charge Of £236 PA • Energy Rating B • Council Tax Band F • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • Lichfield Trent Valley Station 0.5 Miles Away • Moments Away From Amenities & 'Outstanding' Streethay Primary School





Environmental Impact (CO ₂) Rating			
Current	Desirable	England & Wales 2020/21/EC	
		EU Directive	EU Directive
		Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
		(92 plus) A	(1-20) G
		(81-91) B	(21-30) F
		(69-80) C	(31-40) E
		(55-68) D	(41-50) D
		(39-54) E	(51-60) C
		(21-38) F	(61-70) B
		(1-20) G	(71-80) A
		Very energy efficient - higher running costs	
		Not energy efficient - higher running costs	
		England & Wales 2020/21/EC	
		EU Directive	EU Directive
		Very energy efficient - lower running costs	Not energy efficient - higher running costs
		(92 plus) A	(1-20) G
		(81-91) B	(21-30) F
		(69-80) C	(31-40) E
		(55-68) D	(41-50) D
		(39-54) E	(51-60) C
		(21-38) F	(61-70) B
		(1-20) G	(71-80) A

Approximate total area 1598 ft ² 148.4 m ²		(1) Excluding balconies and terraces. Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360	Floor 0 Building 2 
			Floor 0 Building 1 
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			Floor 1 Building 2 



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