



2 Spring Lane,
Whittington WS14 9LX

Downes & Daughters
ESTATE AGENCY

2 Spring Lane, Whittington WS14 9LX Offers over £350,000

A rare opportunity to acquire one of only two properties of this type within Whittington, with a south east facing garden, offered for sale with no onward chain and occupying an enviable position at the entrance to this popular estate. Falling within the King Edward's catchment area and extending to 1243.9 sq.ft of accommodation arranged over two floors, flooded with natural light and ripe for further improvement, successfully proven by the neighbouring properties. The ground floor comprises: An entrance porch, hallway with guest cloakroom, striking living and dining room with an entire wall of sliding glazed doors, kitchen and garden room with access to the garage. The first floor boasts a spacious landing with possible study area, three bedrooms with built in wardrobes and a family shower room. Externally the property benefits from a beautifully presented front garden, private driveway, integral single garage and a south east facing partially walled rear garden with manicured lawn, patio seating areas and neat hedging.

Viewing is essential to appreciate the attractive nature of this home, its desirable position and its future potential subject to relevant planning consents.

GROUND FLOOR

Large Porch Entrance • Hallway With Storage Cupboard • Guest Cloakroom • Striking Double Aspect Living & Dining Room With Entire Rear Wall Of Glazed Sliding Doors • Kitchen • Garden Room With Store Room & Door To Garage

FIRST FLOOR

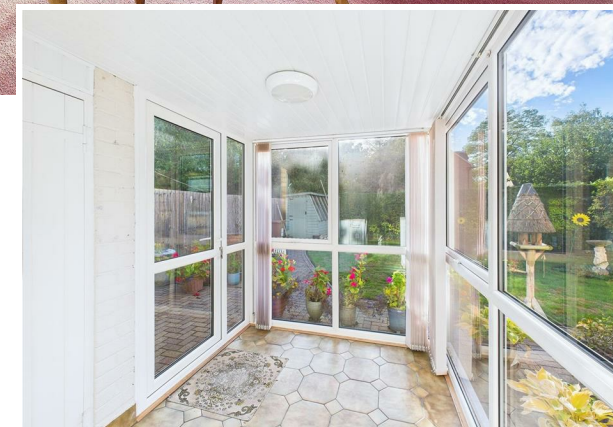
Spacious Landing • Double Aspect Bedroom One With Built In Wardrobes • Double Aspect Bedroom Two With Built In Wardrobe • Bedroom Three With Built In Wardrobe • Family Shower Room

OUTSIDE

Beautifully Presented Frontage With Walled Boundaries • Neat Front Lawn • Private Driveway Parking • Single Integral Garage • Gated Access On Both Sides • Partially Walled Rear Garden With South Easterly Aspect & Great Levels Of Privacy • Manicured Lawn & Hedging • Patio Seating Areas

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating D • King Edward's Catchment Area • Upvc Double Glazing • All Mains Services • Cavity Wall Insulation

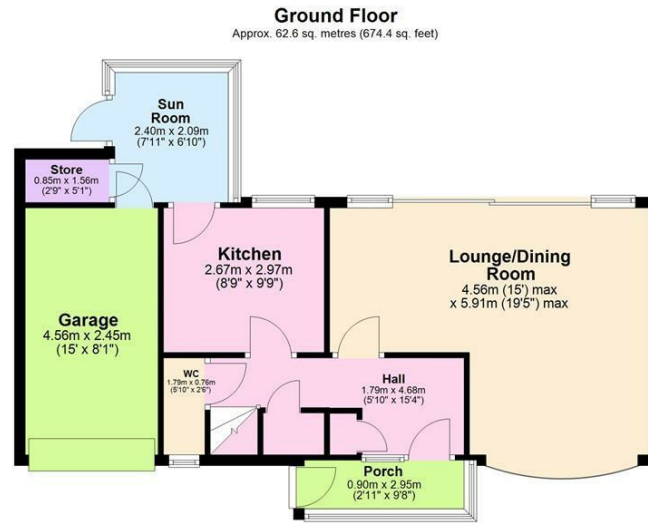






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
		63
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 115.6 sq. metres (1243.9 sq. feet)



Not All Agents Are Equal...