



8 Gorse Lane,  
Lichfield WS14 9HQ

Downes & Daughters  
ESTATE AGENCY

8 Gorse Lane,  
Lichfield WS14 9HQ  
£700,000

A unique opportunity to acquire a charming and substantial detached bungalow, in a prime 'South Lichfield' location, occupying an attractive elevated plot of a third of an acre with a south facing rear garden, in this popular and prestigious enclave on the rural fringe of Boley Park. Offered for sale with no onward chain, this wonderfully bright home provides spacious and flexible accommodation, arranged over a single floor and extends to over 1,817 square feet, with unlimited future potential. The current interior comprises: An entrance hallway, 23' living room opening in to a formal dining room with access to the rear garden, a breakfast kitchen, utility with access to the rear garden, 24' principal bedroom with dressing area and en suite bathroom and two further bedrooms with fitted wardrobes served by the family shower room. The real treat lie outside with the bungalow sitting centrally within the 0.32 of an acre plot, surrounded by the most beautifully manicured landscaped gardens. Boasting an impressive lawned front garden, extensive private driveway parking for many vehicles, a tandem garage with electric roller door and a thoroughly impressive, landscaped rear garden with an attractive mix of lawn, patio seating areas, stylishly planted established beds and borders and a vegetable garden.

Viewing is highly recommended to appreciate the unique opportunity on offer and its enviable location within the King Edward's catchment area.

**INTERNAL ACCOMMODATION**

Entrance Hallway With Storage Cupboards • Vast 24' Living Room With Sliding Doors To... • Dining Room With Access To Rear Garden • Breakfast Kitchen • Utility Room With Access To Rear Garden • Triple Aspect 24' Principal Bedroom With Fitted Wardrobes & Dressing Area • En Suite Bathroom • Bedroom Two With Fitted Wardrobes • Bedroom Three With Fitted Wardrobes • Family Shower Room

**OUTSIDE**

The Property Sits Centrally In A 0.32 Of An Acre Plot • Large Lawned Front Garden With Stylishly Planted Central Flower Bed • Extensive Private Driveway Parking For Many Vehicles • Tandem Garage With Electric Roller Door • Extra Wide Gated Side Access • Thoroughly Impressive South Facing Rear Garden Flooded With Sunlight • Extensive Lawn & Patio Seating Area • Beautifully Landscaped Established Beds & Borders • Vegetable Garden • A Number Of Decorative Pergolas, Three Storage Sheds & A Greenhouse

**FURTHER INFORMATION**

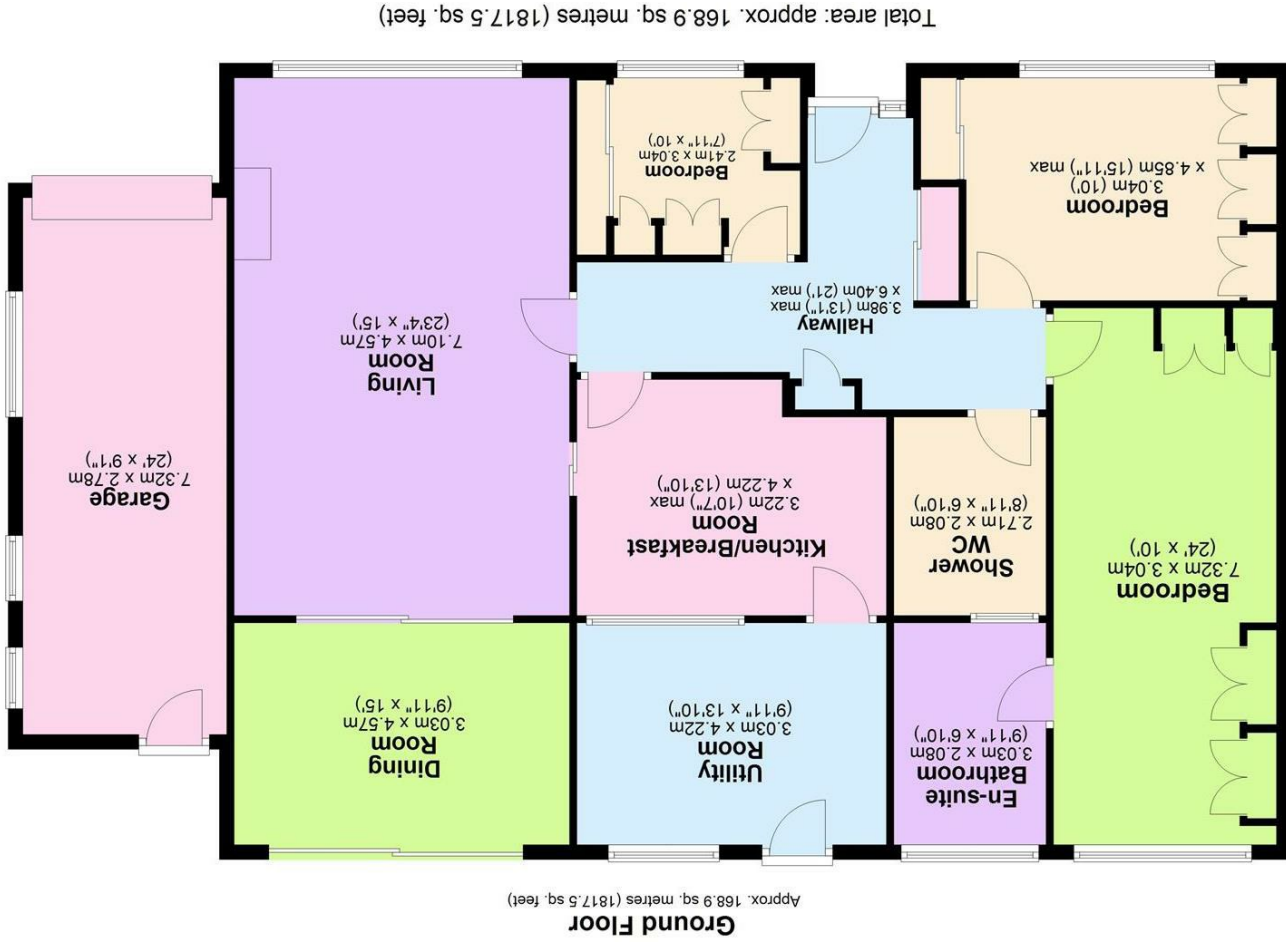
No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band G • Energy Rating D • King Edward's Catchment Area • Upvc Double Glazing & Cavity Wall Insulation • All Mains Services







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Environmental Impact (CO <sub>2</sub> ) Rating	
Current	82
Target	63

Energy Efficiency Rating	
Current	G
Target	A

England & Wales 2020/9/IEC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	A
Environmentally friendly - lower CO <sub>2</sub> emissions	B
Decent	C
Below average	D
Below average	E
Below average	F
Very energy inefficient - higher running costs	G