



Main Street

Whittington, Lichfield, Staffordshire, WS14 9JU

Offers Over £495,000

Property Features

- Distinctive Detached Family Home
- Three Double Bedrooms
- Bursting with Traditional Charm
- Manicured Surrounding Gardens
- Central Village Location
- Generous Off Road Parking
- Superb Living Room
- Commercial Opportunity Adjacent
- Open Plan
- Freehold

Full Description

Nestled in the highly sought-after village of Whittington, this delightful and distinctive family home enjoys a prime position with stunning surrounding gardens and convenient off-road parking. Located just a short stroll from local shopping amenities and eateries, the property offers an ideal blend of village charm and modern convenience.

GROUND FLOOR

Upon entering through the front porch, you are welcomed by a warm and inviting atmosphere that flows throughout the home. The bright and spacious living room at the front of the house features a dual aspect, allowing for plenty of natural light. With space for a variety of freestanding furniture, a charming feature fireplace, and a ceiling rose, the room effortlessly combines traditional elegance with everyday comfort.

Towards the rear of the property, a thoughtfully designed open-plan living area serves as the heart of the home. This space offers a seamless transition between the well-appointed breakfast kitchen and the additional family lounge, making it perfect for entertaining or enjoying family meals. Large windows provide tranquil views of the private rear garden, further enhancing the sense of peace and space. A dedicated utility room is conveniently located on the ground floor, offering ample room for appliances and extra storage.



LIVING ROOM

20' 0" x 11' 6" (6.12m x 3.52m)

BREAKFAST KITCHEN

15' 8" x 9' 5" (4.80m x 2.88m)

LOUNGE

13' 10" x 11' 8" (4.23m x 3.56m)

UTILITY ROOM

9' 5" x 5' 10" (2.88m x 1.79m)

ENTRANCE HALL

14' 0" x 6' 7" (4.29m x 2.02m)

FIRST FLOOR

Upstairs, the first-floor layout has been carefully designed to ensure all three bedrooms are generously sized doubles, each offering flexible living options and a plethora of room for additional furniture. A family bathroom and a separate cloakroom are situated nearby, providing both practicality and convenience.

The home also benefits from a loft store that is accessible from the first-floor landing, offering substantial additional storage, easily reachable for daily use.

BEDROOM ONE

12' 2" x 11' 5" (3.72m x 3.49m)

BEDROOM TWO

11' 4" x 11' 4" (3.47m x 3.47m)

BEDROOM THREE

15' 7" x 11' 0" (4.76m x 3.36 (Max) m)

LOFT STORE

12' 5" x 5' 0" (3.80m x 1.54m)

FAMILY BATHROOM

9' 6" x 7' 2" (2.90m x 2.19m)

FIRST FLOOR WC

2' 7" x 6' 3" (0.81m x 1.92m)



OUTSIDE

REAR GARDEN

Outside, the mature gardens envelop the home in a peaceful and private setting. Manicured shrubbery, vibrant flowerbeds, and neat lawns are interspersed with slab-paved pathways, all securely enclosed by timber fencing. The surrounding gardens provide the perfect space to relax and enjoy outdoor living.

COMMERCIAL

Adding a unique aspect to this already charming home, the property comes with an adjacent commercial premises that is offered with tenant in situ, generating an additional source of income, offering a fantastic investment opportunity for potential buyers.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements