



Rock Farm Road, Whittington
Lichfield, WS14 9LZ

£330,000

Whittington

£330,000



This lovely family home is located in the heart of Whittington Village, a highly desirable location within easy reach of Lichfield and the A38/M6 Toll road network.

Ideal for families and First Time Buyers alike this spacious property is close to local amenities in the village and lies within the King Edward School catchment and a short journey to Whittington primary school.

Set behind a driveway and well-maintained frontage the property layout comprises of an entrance hallway with a guest cloakroom/WC, a dual-aspect lounge/dining area with views over the front and rear gardens and a fitted kitchen with outside access to the patio area.

Upstairs are three good-sized bedrooms, all with built-in storage cupboards and a bathroom with separate WC.

The gardens have been meticulously maintained and the private rear garden has a patio area, side gated access to the driveway and an allotment area to the rear of the garden.

Offered with the added advantage of having NO ONWARD CHAIN, this lovely property is available for viewings, call today to arrange an appointment!





Property Specification

Traditional Semi-Detached Family Home
Desirable Whittington Village Location
King Edward VI School Catchment
Driveway Parking & Garage
Spacious Dual Aspect Through Lounge/Dining Area

Hall
4.72m (15'6") x 0.97m (3'2")

WC
1.34m (4'5") x 0.90m (2'11")

Lounge/Dining Room
8.50m (27'11") x 3.63m (11'11")

Kitchen
2.90m (9'6") x 2.58m (8'5")

Landing
3.09m (10'2") x 2.58m (8'5")

Bedroom 1
3.61m (11'10") x 3.18m (10'5")

Bedroom 2
3.18m (10'5") x 3.01m (9'11")

Bedroom 3
2.51m (8'3") x 2.49m (8'2")

Bathroom & WC

Garage
5.00m (16'5") x 3.08m (10'1")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 2nd October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

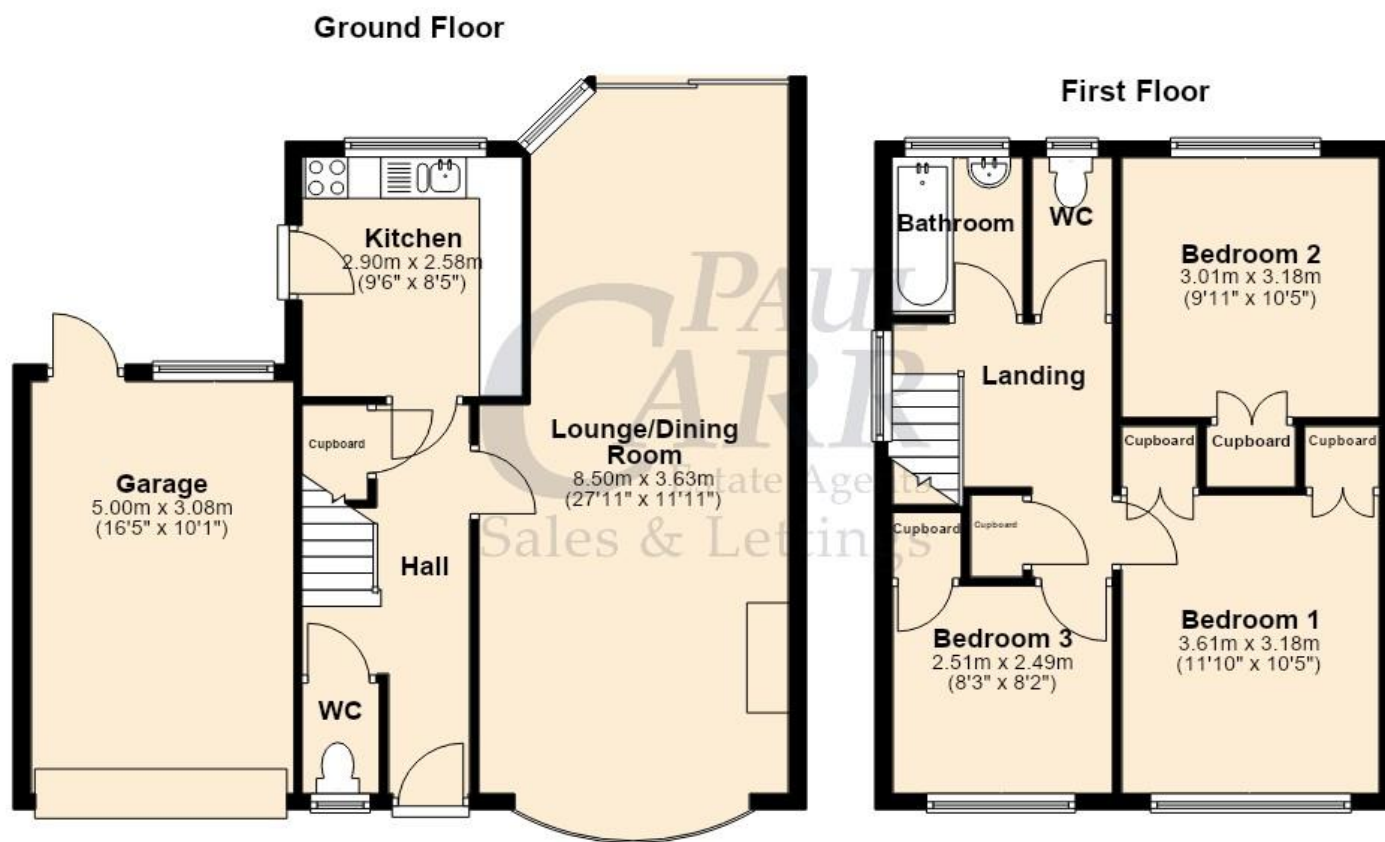
Services connected: Gas, Electric, Water, Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

