



ANDREW
DOWNING
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ESTATE AGENTS

Netherstowe Lane, Curborough, Lichfield, WS13 8ES

£573,000

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Discover The Overton, a superb four-bedroom detached family home in Lichfield, offering a perfect blend of style, spacious living, and modern efficiency, ideal for contemporary family life.

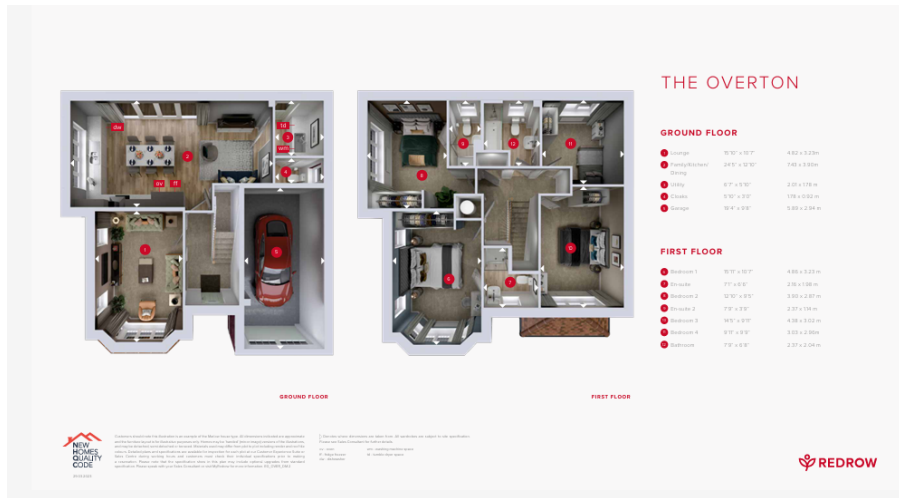
This impressive home is designed for comfort and convenience, featuring generous living spaces, underfloor heating, and an efficient air source heat pump. Located in a favourable area, it provides easy access to local amenities and transport links, making day-to-day living effortless.

The Overton welcomes you with an elegant lounge, providing a perfect retreat for relaxation. The heart of the home is the expansive open-plan kitchen, dining, and family area, designed for seamless interaction and entertaining. This versatile space is complemented by a separate utility room, offering practicality and additional storage, and a convenient cloakroom. The integral garage provides secure parking and extra storage options.

Upstairs, you will find four generously proportioned bedrooms, ensuring ample personal space for everyone. The master bedroom benefits from a private en-suite bathroom, creating a serene sanctuary. A second bedroom also features its own en-suite, adding to the home's comfort and functionality, while the remaining bedrooms are served by a well-appointed family bathroom. With underfloor heating throughout, this home offers a consistent and efficient warmth.

Lichfield city is a 10 minute drive away. This exciting new build development has a countryside setting with all your daily amenities nearby. The A38 is a short 8 minute drive away and connects with the wider motorway network, with Birmingham City Centre approximately 40 minutes' drive away offering a vast amount of amenities and entertainment. Lichfield City train station is around 10 minutes' drive, with Lichfield Trent Valley train station offering direct services to London Euston taking just one hour and 20 minutes, ideal for those travelling or work purposes. Finally, an excellent selection of local schools for children of all ages, including The Friary School amongst others.





- Tailored Moving Support Available
- Separate Utility
- Four Spacious Bedrooms
- Integral Garage
- Air Source Heat Pump
- Open Plan Kitchen, Dining & Family
- Large Lounge
- Two En Suite Bathrooms
- Underfloor Heating As Standard

