

3 Newton Avenue, Streethay

Lichfield WS13 8XD

Downes & Daughters
ESTATE AGENCY

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£550,000

Downes & Daughters is delighted to offer for sale this four bedroom detached family home boasting the hugely popular 'Canterbury' layout, constructed by Bovis Homes in 2020 in an easily accessible corner of the popular Roman Heights development. Only 0.3 miles away from Lichfield Trent Valley Station this, simply stunning, home is presented in a faultless contemporary style with the added benefit of adjacent private parking and garage and enjoys close proximity to the open green spaces, which make the estate so popular. Finished to the exacting Bovis standard it is now offered for resale in immaculate condition and presented in a light modern style with a striking open plan layout. Comprising: entrance hallway, living room, study, modern guest cloakroom & utility, impressive open plan and fully integrated contemporary kitchen diner with access to the rear garden. The first floor is equally impressive with a landing, four bedrooms, one with en suite shower room, and a modern family bathroom. Externally there is a private tarmac driveway, single garage and a lawned rear garden with great levels of privacy and a patio seating area.

This Streethay development is proving supremely popular due to the Primary School, open green spaces and enviable transport links with Lichfield Trent Valley Station only 0.3 miles away. Not to mention the stylish design of the houses and the wide range of amenities and popular Bod Coffee Shop & Bar now found at the entrance to the estate.

GROUND FLOOR
Entrance Hallway • Study • Living Room • Guest Cloakroom • Kitchen Diner & Family Room • Utility

FIRST FLOOR
Landing With Storage Cupboard Housing Home Network 'Nerve Centre' • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Family Bathroom

OUTSIDE
Private Tarmac Driveway • Stylish Fore Garden • Single Garage With Electric & Lighting • Lawned Rear Garden • Patio Seating Area

FURTHER INFORMATION
Freehold (TBC By Solicitor) • Estate Charge Of Approx. £??? PA • Energy Rating ? • Council Tax Band ? • All Mains Services • CAT 5 Network Cabling • Fibre Broadband Available • Upvc Double Glazing • Lichfield Trent Valley Station 0.3 Miles Away





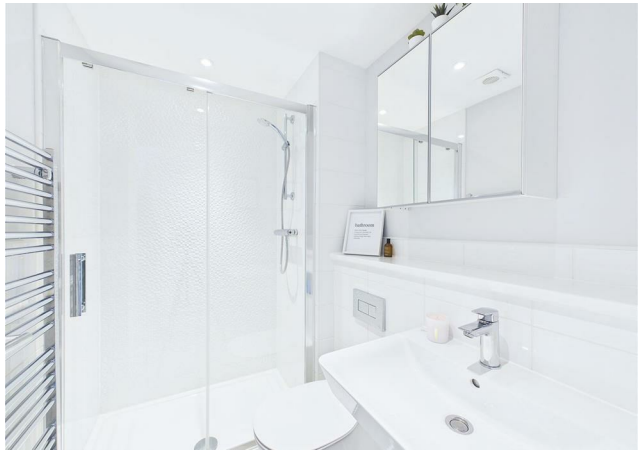








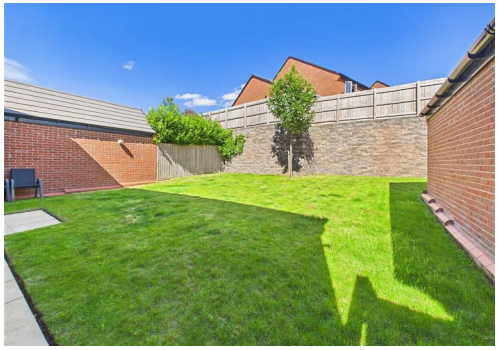




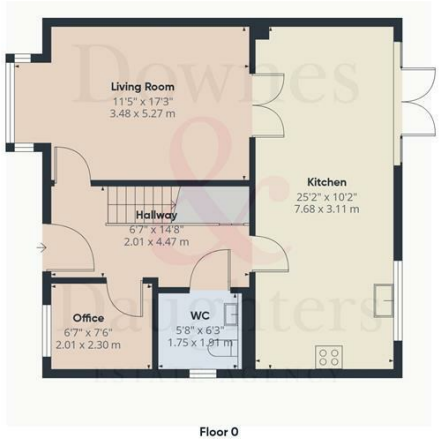




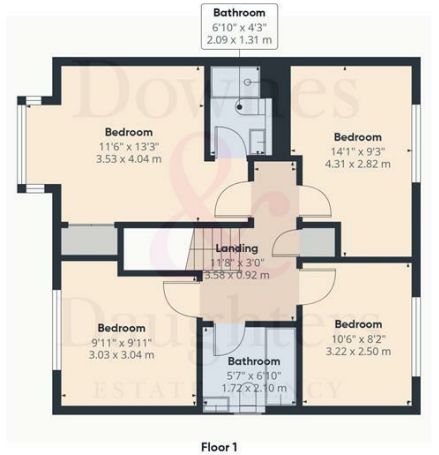








Floor 0



Floor 1

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S

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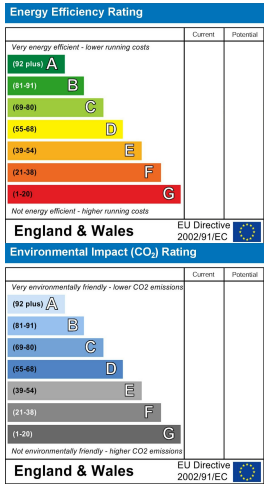
Approximate total area(1)

1262 ft²
117.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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