



14 Rocklands Crescent, Lichfield  
WS13 6DH

Downes & Daughters  
ESTATE AGENCY

## 14 Rocklands Crescent, Lichfield WS13 6DH Offers over £375,000

A fully renovated and extended three bedroom and three bathroom semi-detached home, almost totally unrecognisable from its original layout. Downes & Daughters have never seen such a clever and extreme reconfiguration on this popular road and the extensive list of rooms may leave buyers struggling to understand how they have been fit in. Which is why we highly recommend a viewing to fully appreciate this ingenious transformation. Extending to over 1,000 sq.ft of sumptuous and tastefully designed internal accommodation, boasting a flexible layout catering to the modern day needs of a growing family. The ground floor now offers a semi 'open plan' layout with an entrance hallway with pull out storage unit, ground floor shower room, hidden utility space, sitting room & study and a most impressive open plan kitchen, living and dining space with peninsula breakfast bar, log burner and bi-fold access to the rear garden. A wonderfully sociable space. The lavish makeover doesn't stop there and the first floor now boasts a principal bedroom with fitted wardrobes and an en suite shower room, a second double bedroom with built in cupboard, the third bedroom has a clever space saving pull down bed and folding desk and the luxury bathroom has a freestanding bath. The external attributes offer a private driveway with 'side by side' parking and EV charger and a south easterly facing lawned rear garden with patio and decked seating areas.

Viewing really is essential to appreciate the exceptional nature of this home.

### GROUND FLOOR

Entrance Hallway Accessed Via Composite Front Door • Large Pull Out Storage Unit • Hidden Utility Space • Stunning Open Plan Kitchen, Diner & Living Room With Log Burner, Peninsula Breakfast Bar & Bi-Fold Access To The Garden • A Wealth Of Fitted Appliances Including Boiling/Chilled/Filtered Water Tap • Pantry Cupboard With Power & Lighting • Stylish Ground Floor Shower Room • Sitting Room & Study Or Possible Fourth Bedroom

### FIRST FLOOR

Landing • Bedroom One With Fitted Wardrobes • En Suite Shower Room • Bedroom Two With Built In Cupboard • Bedroom Three With Ingenious Pull Down Bed & Desk • Luxury Bathroom With Free Standing Bath

### OUTSIDE

Private Driveway With 'Side By Side' Parking & EV Charger • Lockable Gated Side Access • South Easterly Facing Multi Sectioned Lawned Rear Garden With Patio Seating Areas & Timber Storage Shed • Decked Seating Area With Power & A Selection Of Berry Bushes

### FURTHER INFORMATION

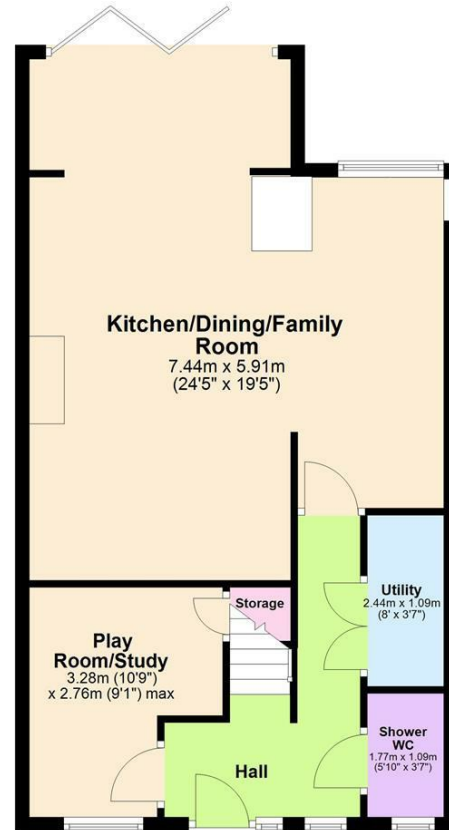
Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band C • Benefitting From Full Renovation Over The Last 5 Years • Upvc Triple Glazing • All Mains Services • Sound Insulation To Adjoining Wall • Hive Heating System, Smart Lighting & Alarm





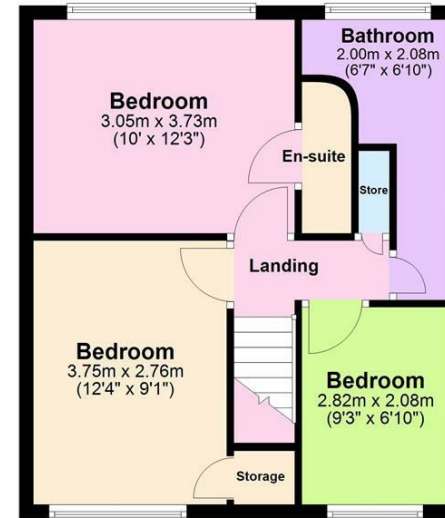


**Ground Floor**  
Approx. 60.3 sq. metres (649.2 sq. feet)



Total area: approx. 101.2 sq. metres (1089.3 sq. feet)

**First Floor**  
Approx. 40.9 sq. metres (440.1 sq. feet)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         | 70        |
| (39-54) E                                                       |         | 77        |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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