



22 Maxtock Avenue, Lichfield
WS13 6PE

Downes & Daughters
ESTATE AGENCY

22 Maxtock Avenue, Lichfield
WS13 6PE
£610,000

A rare opportunity to acquire an extended six bedroom, three bathroom property in this easily accessible corner of Darwin Park only 0.5 miles away from Lichfield City Station and all the trappings Lichfield's vibrant City Centre has to offer. This impressive family home extends to over 1,771 sq.ft of flexible accommodation, laid out over three floors and perfectly catering to the needs of a growing or extended modern family with the striking open plan kitchen, living and dining space being the sociable hub of the ground floor. Bathed in natural light at every turn, with some rooms boasting dual aspects, the modern interior offers a ground floor boasting a welcoming entrance hallway with guest cloakroom, living room, sitting room/study, utility and 'that' extended kitchen with triple section floor to ceiling sliding patio doors opening to the garden. The first floor boasts an elegant landing leading to an opulent principal bedroom suite with built in wardrobes and an en suite shower room and three further double bedrooms, two with built in wardrobes are served by a family bathroom. It doesn't stop there and the second floor provides two spacious bedrooms, perfect for teenagers wanting self contained spaces, and a shower room. Externally attractive facade is further enhanced by a stylish front garden with ornate railing boundary and the rear garden has a contemporary raised deck, lawn and gated rear access to a private driveway and single garage.

Viewing is essential to appreciate the enviable location and impressive design of this delightful family home.

GROUND FLOOR

Porcelain Tiled Floor To Entire Ground Floor • Entrance Hallway With Storage Cupboard • Guest Cloakroom • Double Aspect Living Room With Effect LED Lighting • Sprawling Open Plan Living, Dining & Family Space With Three Sets Of Floor To Ceiling Sliding Patio Doors Opening To The Rear Garden • Utility Room • Sitting Room / Study

FIRST FLOOR

Landing • Principal Bedroom Suite With Built In Wardrobes • En-Suite Shower Room • Bedroom Two (built in wardrobe) • Bedroom Three (built in wardrobe) • Bedroom Four • Family Bathroom

SECOND FLOOR

Landing • Bedroom Five • Bedroom Six • Shower Room

OUTSIDE

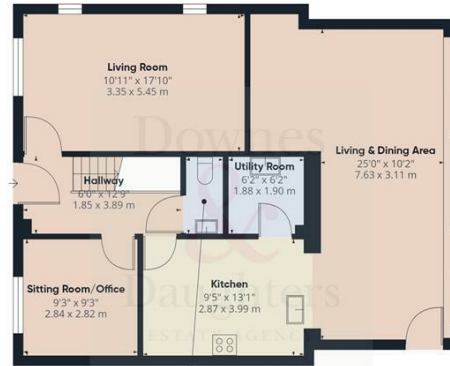
Low Maintenance Split Level Garden • Extensive Composite Decked Seating & Entertaining Area • Lawn • Side Storage Area • Rear Gate Leading To Private Driveway • Single Garage • Stylish Front Garden With Ornate Railing Boundary

FURTHER INFORMATION

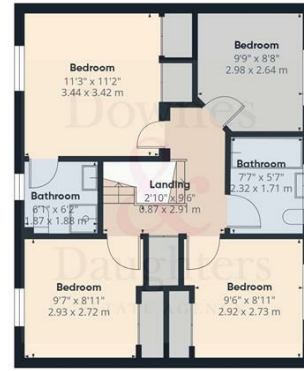
Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band E • Upvc Double Glazing • All Mains Services



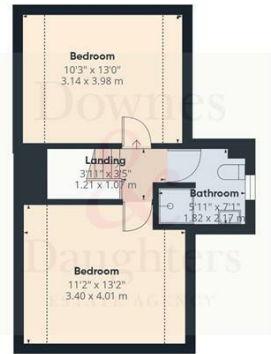




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1771 ft²
 164.3 m²

Reduced headroom
 68 ft²
 6.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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