



ANDREW
**DOWNING
BOOTH**TM
ESTATE AGENTS

Ginetta Grove, Streethay, Lichfield, WS13 8XG

£625,000

5 2 2



This exceptional five-bedroom detached family home is ideally located in a sought-after Streethay, boasting generous accommodation and a beautiful open outlook to green space.

This property is positioned in the desirable and well-regarded community of Streethay, just to the east of Lichfield city centre, enjoying excellent access to both local amenities and picturesque open green spaces. Streethay benefits from a strong sense of community and a range of everyday facilities including a local convenience store, café, salon, and eateries, with additional services available in nearby Lichfield city centre. The area is well-served for families, with Streethay Primary School within walking distance and rated Outstanding by Ofsted, along with a selection of other reputable primary and secondary schools close by. Transport connections are excellent, with easy access to major road networks and rail links for commuting further afield. For leisure, the historic streets, boutique shops, parks, theatres and dining opportunities of Lichfield are just a short drive away or a 20 minute walk away, offering a superb balance of village charm and city convenience.

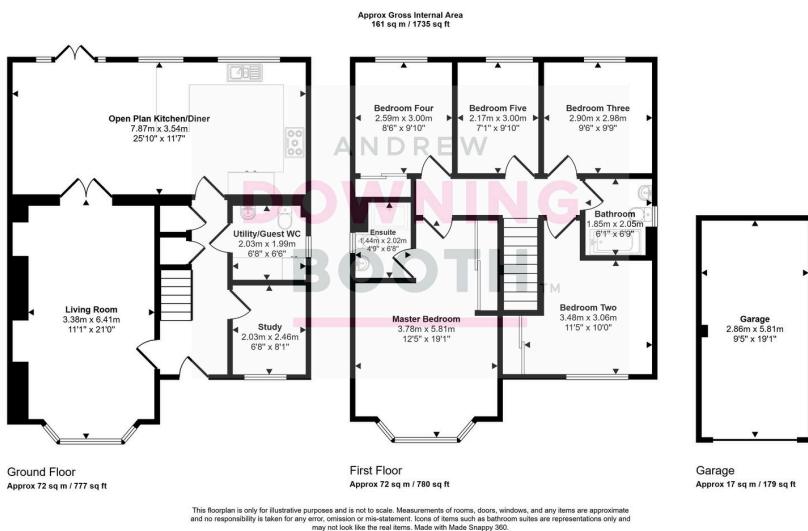
The accommodation is thoughtfully arranged over two floors and comprises a welcoming entrance hall, a spacious and bright family living room, an impressive open-plan breakfast family kitchen/diner, a versatile study/playroom, and a practical utility and guest WC space. The first floor has a generous master bedroom with en-suite shower room, three further double bedrooms, two of which benefit from fitted wardrobe storage, and one additional well-proportioned bedroom, all served by a contemporary family bathroom. The property has been beautifully maintained throughout, offering a high standard of accommodation ideal for modern family living.

To fully appreciate the space, quality, and outstanding setting this exceptional home has to offer, an early viewing is highly recommended.





- Five Bedroom Detached Family Home
- Great Location Close To Local Schools & Amenities
- Master Bedroom With Ensuite Shower Room
- Utility/Guest WC
- EPC Rating: B
- Beautifully Presented Throughout
- Stunning Contemporary Open Plan Family Kitchen/Diner
- Private South-Facing Garden
- Spacious Driveway & Side Garage
- Council Tax Band: F



Energy Efficiency Rating

