



11a Middleton Road, Whittington
Lichfield WS14 9NB

Downes & Daughters
ESTATE AGENCY

11a Middleton Road, Whittington Lichfield WS14 9NB £375,000

A rare opportunity to acquire a freehold, two bedroom, detached bungalow within a select group of homes occupying generous plots, neighbouring only single storey dwellings and set around an attractive small 'green' on this popular village estate. Number 11a is offered for sale with the added benefit of a brand new roof and a good sized west facing garden. The accommodation is arranged in the preferred layout and currently comprises: Entrance porch, hallway with storage cupboard, spacious open plan 'L shaped' living and dining room with double doors to the rear garden, kitchen, two double bedrooms, one with fitted wardrobes and a modern shower room. The curved nature of this section of the road gives rise to impressive, wider than normal, rear gardens and this property is further enhanced by a neat lawn, patio seating areas, timber summer house and gated access to the front. The plot shape also provides ample private driveway parking and a single garage.

Viewing is strongly advised to appreciate the charming nature of this home and its enviable setting within the estate. Note should also be taken of all Whittington's amenities within walking distance especially the Lichfield and Tamworth bus routes stopping reasonably close to the property.

INTERNAL ACCOMMODATION

Entrance Porch • Hallway With Fitted Cupboard • Open Plan Living & Dining Room With Access To Rear Garden • Kitchen With Access To Side Return • Hallway With Access To Garage • Bedroom One With Fitted Wardrobes • Double Aspect Bedroom Two • Modern Shower Room

OUTSIDE

Extensive Private Block Paved Driveway • Single Garage • West Facing Lawned Rear Garden With Great Levels Of Privacy • Patio Seating Areas • Established Borders • Summer House • Gated Side Access

FURTHER INFORMATION

Re-roofed Within The Last Year • Upvc Double Glazing • Gas Central Heating • Freehold (please confirm this with your solicitor) • Council Tax Band D • Energy Rating D • All Mains Services







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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