



6 Daffodil Drive, Streethay  
Lichfield WS13 8NX

Downes & Daughters  
ESTATE AGENCY

## 6 Daffodil Drive, Streethay Lichfield WS13 8NX Offers over £325,000

Downes & Daughters is delighted to offer for sale this stylishly presented modern home with a contemporary open plan living space, in an easily accessible position within this popular estate, with the added benefit of a rear garden with superb levels of privacy. This Streethay development continues to improve with the recent additions of a Coop food store, Bod Coffee Shop & Bar, 'Chippy' and Dominos pizza. In addition to the popular and 'Outstanding' rated Primary School, open green spaces and enviable transport links with Lichfield Trent Valley Station only 0.3 miles away. This contemporary home is presented in a flawless modern style and comprises: A welcoming hallway with guest cloakroom and a striking open plan kitchen, dining and living space on the ground floor and an equally impressive first floor with a principal bedroom with built in wardrobes and en suite shower room and two further bedrooms sharing the family bathroom. Externally there is a lawned lawn rear garden with patio and gravelled seating areas, a private tarmac driveway offering 'side by side' parking and gated side access.

Viewing is essential to appreciate the charm and style of this delightful home and its enviable and convenient position within the development.

### GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Striking Open Plan Kitchen, Dining & Living Space With Large Storage Cupboard & Access To The Rear Garden

### FIRST FLOOR

Landing With Folding Pull Down Ladder To Boarded Loft • Principal Bedroom Suite With Built In Wardrobe • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

### OUTSIDE

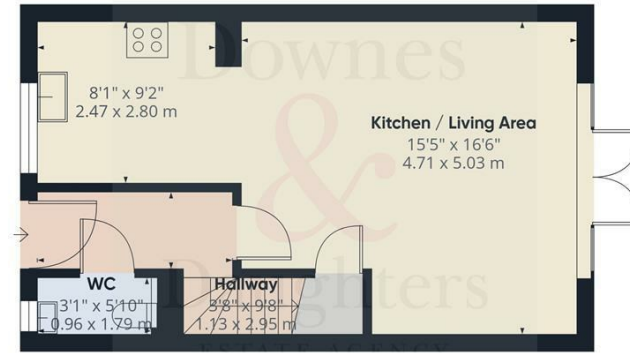
Private Driveway Offering 'Side By Side' Parking • Stylishly Planted Front Garden • Gated Access To Side • Lawned Rear Garden With Superb Levels Of Privacy • Patio & Gravel Seating Areas • Attractive Borders & Timber Storage Shed

### FURTHER INFORMATION

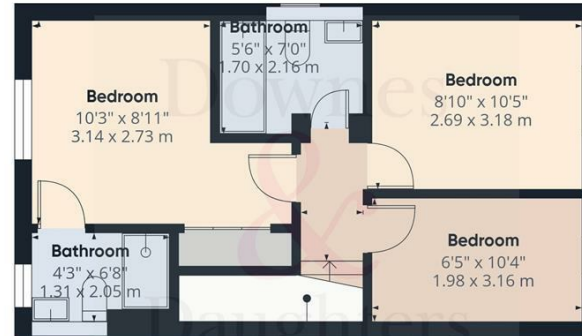
Freehold (TBC By Solicitor) • Estate Charge Of Approx. £200 PA • Energy Rating B • Council Tax Band C • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • Lichfield Trent Valley Station 0.3 Miles Away







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
777 ft<sup>2</sup>  
72.1 m<sup>2</sup>

(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.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Not All Agents Are Equal...