



47 Main Street, Whittington
Lichfield WS14 9JR

Downes & Daughters
ESTATE AGENCY

47 Main Street, Whittington Lichfield WS14 9JR Offers over £200,000

A thoroughly charming character cottage home with a first floor bedroom and bathroom at the heart of this highly regarded Staffordshire village, falling within the King Edward's catchment area. This popular row of cottages was named after the Pass family, renowned local builders in the late 18th Century, who's family are still present in the village over 100 years later. This stylishly presented home has the added benefit of an upstairs shower room and the rare inclusion of a good sized rear garden. The central village setting with stylishly presented accommodation arranged over two floors creates an attractive package, perfectly complimented by a clever balance of modern design and historic charm. Comprising: an elegant front door opening to a living room with inglenook fireplace, modern kitchen and utility/boot room on the ground floor and a landing, bedroom with fitted storage and a modern shower room on the first floor .

The real bonus lies outside with a good sized lawned rear garden which is a rare attribute for a cottage of this age in such a central position.

Viewing is advised to appreciate the abundant charm and style of this property and the rarity of this kind of opportunity in this price bracket coming to the market.

GROUND FLOOR

Living Room With Inglenook Fireplace • Modern Kitchen With Access To Rear Garden • Utility Room

FIRST FLOOR

Landing • Bedroom One With Fitted Storage • Modern Shower Room

OUTSIDE

Cobbled Shared Pathway Approach • Lawned Rear Garden With Boundary Fence • Cobbled Rear Shared Pathway With Right Of Way For Neighbouring Properties

FURTHER INFORMATION

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

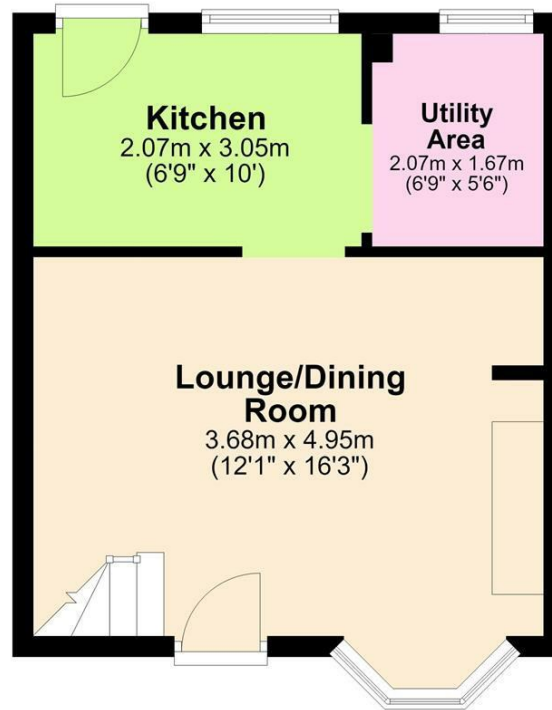






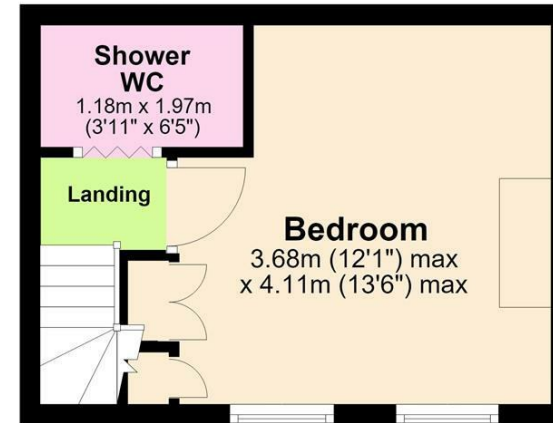
Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



First Floor

Approx. 18.2 sq. metres (196.1 sq. feet)



Total area: approx. 47.3 sq. metres (509.4 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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