



Whittle Close, Streethay  
Lichfield, WS13 8GT

Offers in the Region Of £340,000

# Streethay

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Welcome to Whittle Close and 'The Pushkin' by Miller Homes, a very well presented family home located on the Cathedral View development in Streethay within easy reach of Lichfield centre, the A38 and Lichfield Trent Valley train station.

The property is set behind a two-vehicle driveway at the front and front garden with side gated access to the rear garden.

Internally the property has been stylishly decorated and offers spacious accommodation including a generous open-plan kitchen/dining area with French doors leading out to the garden. This space is perfect for entertaining guests or for family gatherings and guest cloakroom is accessible from the kitchen.

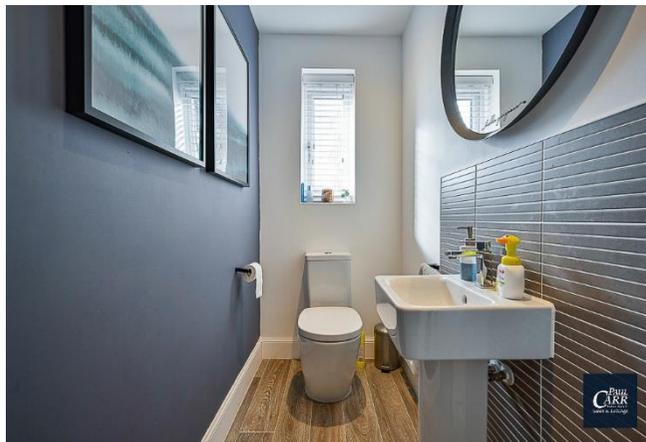
The living room is a calm and relaxing space and decorative wooden slatting adds a luxurious feature to the room.

Upstairs are three good-sized bedrooms and a family bathroom. The main bedroom features an en-suite shower room and quality fitted wardrobes with sliding mirror doors. Bedroom two also has fitted wardrobes.

To the outside is a fully enclosed rear garden ideal for families with a lawn area, fenced boundaries and a paved patio area ideal for barbecues, outside dining and entertaining.

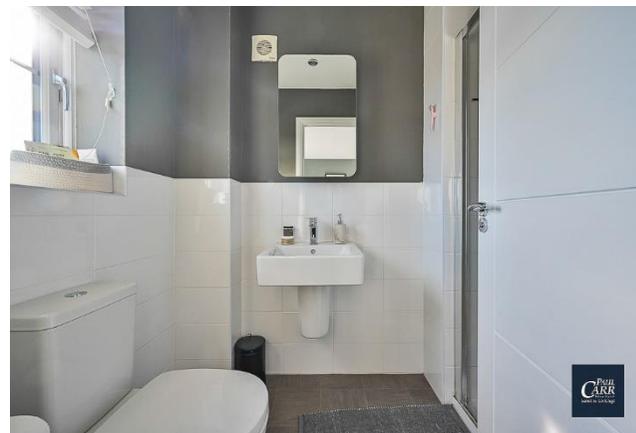
This fabulous property is perfect for first time buyers and families and is located close to a host of amenities, excellent transport links and benefits from the remaining NHBC warranty.

Call Paul Carr Lichfield to arrange an appointment to view!



# Property Specification

'The Pushkin' by Miller Homes  
Located on the popular Cathedral View Development  
Stylish Decor Throughout  
Open-plan Kitchen/Dining Area  
Ground Floor WC



## Entrance Hall

## Living Room

5.13m (16'10") x 3.92m (12'10") max

## Storage

## WC

## Kitchen/Diner

4.97m (16'4") x 3.88m (12'9") max

## Landing

## Bedroom 3

2.95m (9'8") x 1.85m (6'1")

## Bedroom 2

3.60m (11'10") max x 3.02m (9'11")

## Bathroom

## Bedroom 1

3.86m (12'8") x 3.29m (10'9")

## En-suite

## Storage

## Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: C

Tenure: Freehold

## Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

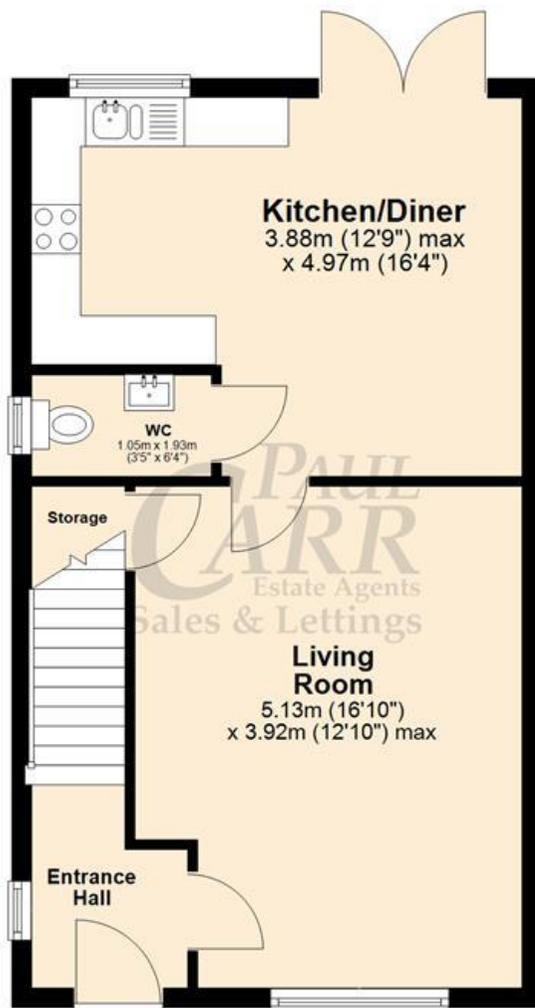
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

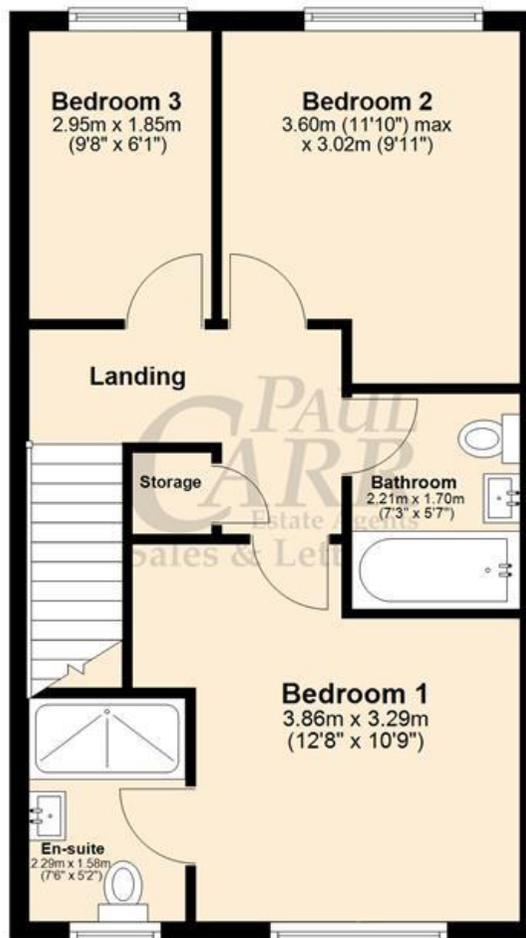
## Ground Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 90.8 sq. metres (976.9 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

