



3 Wentworth Drive,
Lichfield WS14 9HN

Downes & Daughters
ESTATE AGENCY

3 Wentworth Drive, Lichfield WS14 9HN £499,950

One of only a handful of bungalows on this coveted address, in a secluded corner of a prestigious enclave of South Lichfield. Offered for sale with no onward chain and occupying a corner plot on this desirable section at the very top of Wentworth Drive, this spacious and wonderfully bright home extends to over 1,139 square feet of flexible accommodation with the benefit of a single garage, carport, private driveway and lawned fore and rear gardens. The internal accommodation comprises: entrance hallway, double aspect living room, breakfast kitchen with access to the driveway, principal bedroom with en suite shower room, dining room or bedroom three also with access to the rear garden, bedroom two and a family shower room. All well presented in light natural tones. The walled rear garden benefits from wonderful levels of privacy and this attractive package falls within King Edward's catchment area.

Viewing is essential to appreciate the charm of this delightful home and its enviable 'South Lichfield' position.

INTERNAL ACCOMMODATION

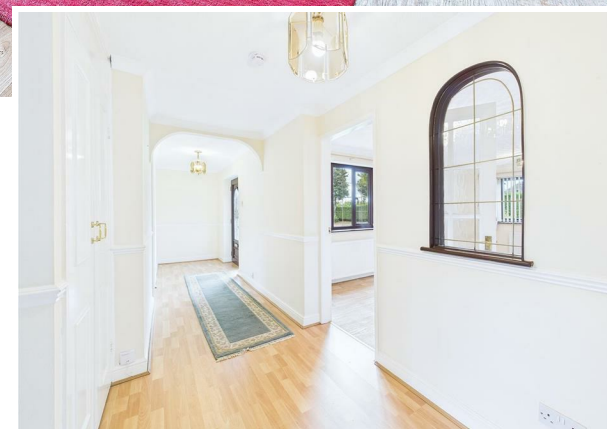
Spacious Entrance Hallway With Cloaks Cupboard • Double Aspect Living Room With Gas Fire • Breakfast Kitchen With Access To Carport & Garage • Principal Bedroom • En Suite Shower Room • Bedroom Two/Dining Room With Fitted Cupboards & Access To Rear Garden • Bedroom Three With Fitted Wardrobes • Family Shower Room

OUTSIDE

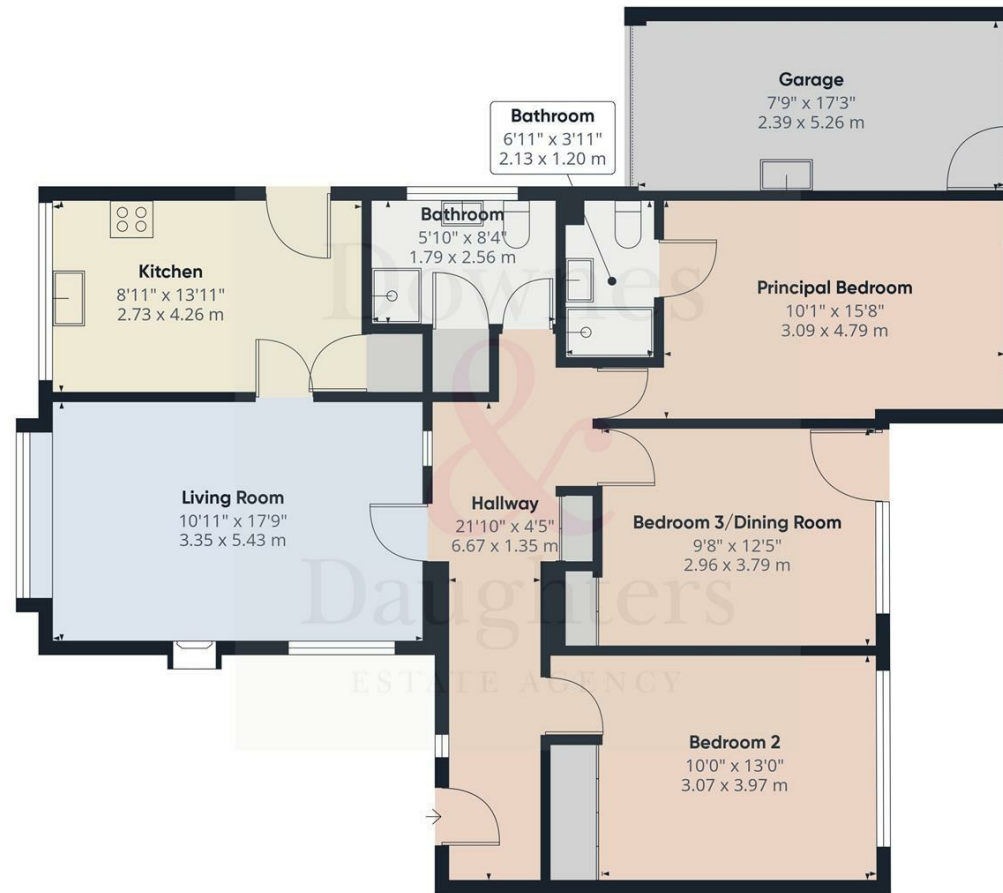
Lawned Front & Side Garden With Attractive Beds • Private Driveway Parking • Gated Access To Carport • Single Garage With Personnel Door To Garden • Landscaped Walled Rear Garden With Great Levels Of Privacy • Central Circular Lawn • Dry Stone Walled Raised Beds • Patio Seating Areas • Gated Side Access

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating D • Upvc Double Glazed Windows • All Mains Services • King Edward's Catchment Area







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Approximate total area⁽¹⁾
1139 ft²
105.7 m²

(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) A	56	84
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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