



20 Lewis Close,
Lichfield WS14 9UE

Downes & Daughters
ESTATE AGENCY

20 Lewis Close,
Lichfield WS14 9UE
Price £425,000

A stylishly extended and reconfigured home presented in a modern style, occupying an enviable position within this popular residential road. Lewis Close lies just off Roman Way at the heart of Boley Park yet still within easy reach of the City Centre. Boasting a contemporary open plan kitchen and living space the property offers flexible family accommodation over two floors with the ground floor comprising: entrance hallway, living room, kitchen diner and family room, utility and guest cloakroom. Whilst the first floor has been extended to offer a double aspect principal bedroom with a shower room, three further bedrooms all with built in storage and a modern family shower room. Externally the manicured plot benefits from a enviable 'end of cul-de-sac' position with a neat fore garden, off street parking for a number of vehicles, a single integral garage and a landscaped rear garden offering superb levels of privacy.

Viewing is essential to appreciate the charming nature and delightful presentation of this family home.

GROUND FLOOR

Entrance Hallway • Living Room • Open Plan Kitchen Diner & Family Room • Utility Room • Guest Cloakroom

FIRST FLOOR

Landing • Bedroom One • En Suite Shower • Bedroom Two (built in wardrobe) • Bedroom Three (built in wardrobe) • Bedroom Four (built in wardrobe) • Family Bathroom

OUTSIDE

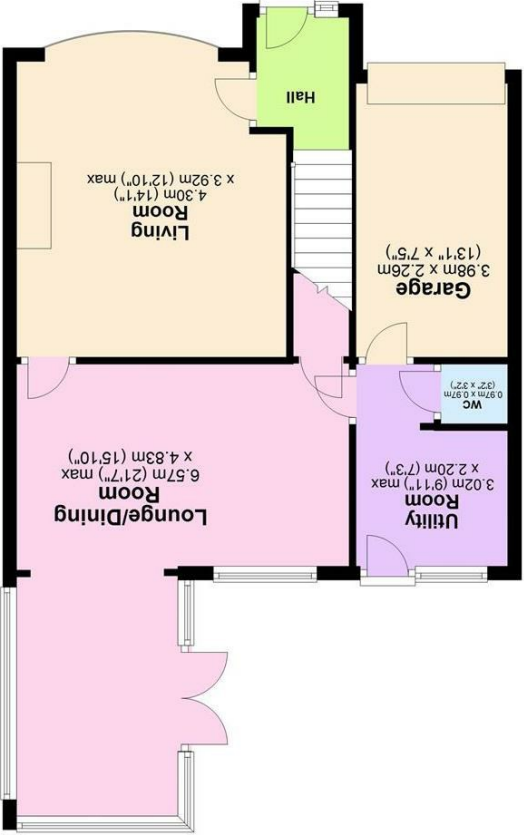
Impressive Lawned Fore Garden • Private Driveway Parking For A Number Of Cars • Single Integral Garage • Landscaped Rear Garden With Good Levels Of Privacy • Patio Seating Areas • Established Borders







Ground Floor
Approx. 61.3 sq. metres (659.9 sq. feet)



Total area: approx. 109.0 sq. metres (1172.9 sq. feet)

First Floor
Approx. 47.7 sq. metres (513.0 sq. feet)



Environmental Impact (CO ₂) Rating	
Current	Estimated
Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (21-43)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	England & Wales
Current	Estimated
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (21-43)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	England & Wales
Current	Estimated
49	68

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