



15 Langton Crescent, Whittington
Lichfield WS14 9LR

Downes & Daughters
ESTATE AGENCY

15 Langton Crescent, Whittington Lichfield WS14 9LR £275,000

A rare opportunity to acquire a two bedroom freehold house within this price bracket, situated at the very heart of this idyllic Staffordshire Village, with all Whittington's wide range of amenities on your doorstep. Offered for sale with no onward chain and the rare benefit of an open public green outlook, the flexible accommodation is laid out over two floors and briefly comprises: An entrance hallway, kitchen with access to the rear garden, a spacious rear living/dining room with double doors to the rear garden and a separate sitting room on the ground floor and two double bedrooms and a bathroom on the first floor. Externally there are lawned fore and rear gardens, private driveway parking for a number of vehicles and a carport. Further benefits include that open green outlook to the front, gas central heating, Upvc double glazing and the King Edward's catchment area

Viewing is essential to appreciate the opportunity on offer.

GROUND FLOOR

Entrance Hallway • Sitting Room • Living / Dining Room (double doors to garden) • Kitchen (access to rear garden)

FIRST FLOOR

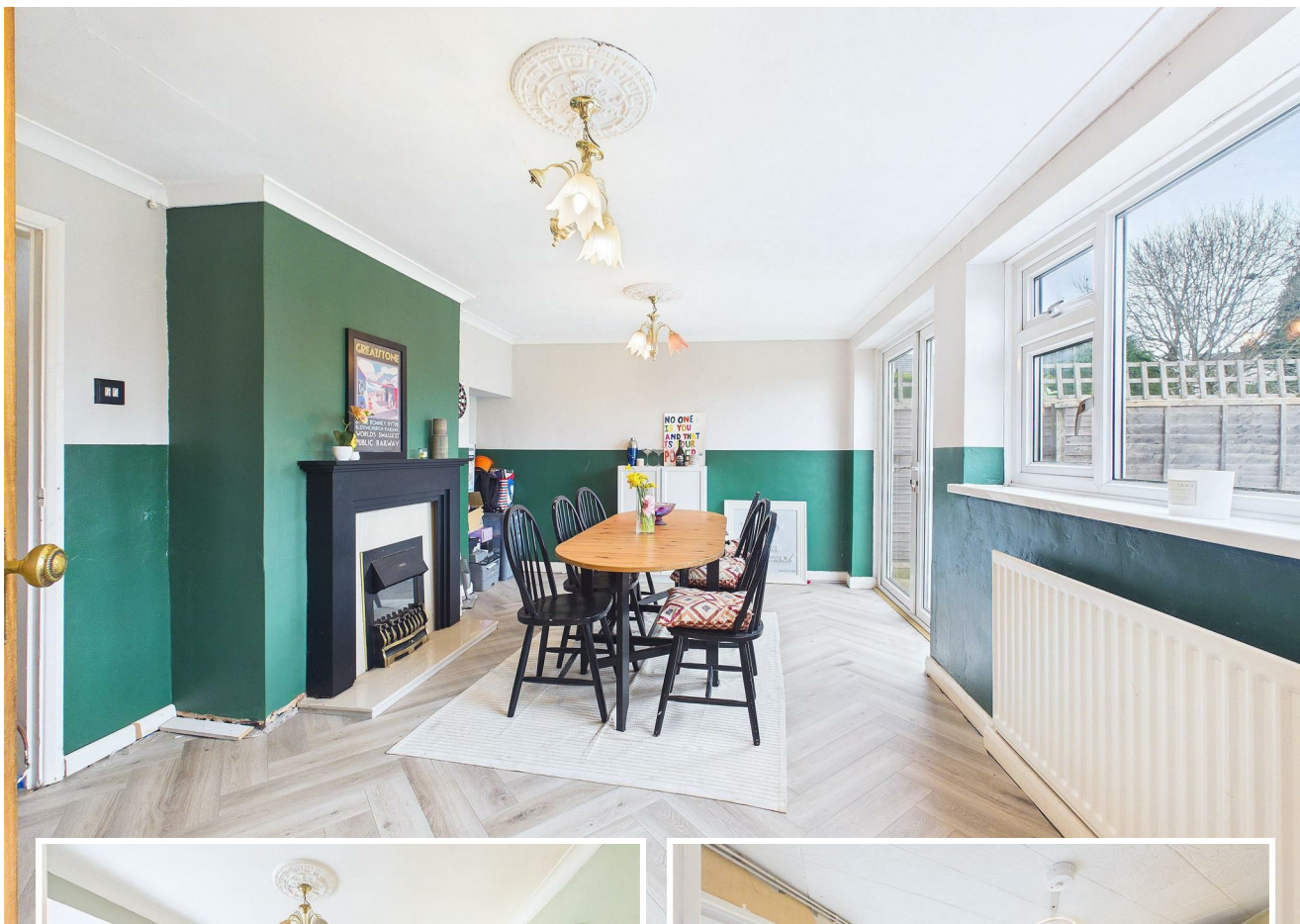
Landing (airing cupboard) • Bedroom One (fitted wardrobes) • Bedroom Two (fitted wardrobes) • Bathroom

OUTSIDE

Lawned Fore Garden • Private Driveway Parking • Carport • Lawned Rear Garden • Open Green Outlook to Front

FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band ? • King Edward's Catchment Area • New Roof In 202? • Upvc Double Glazing • All Mains Services • No Onward Chain

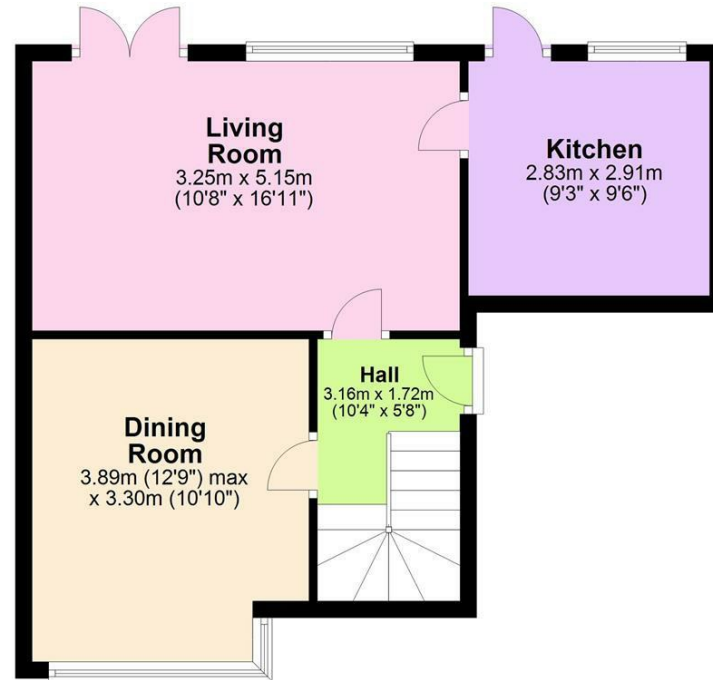






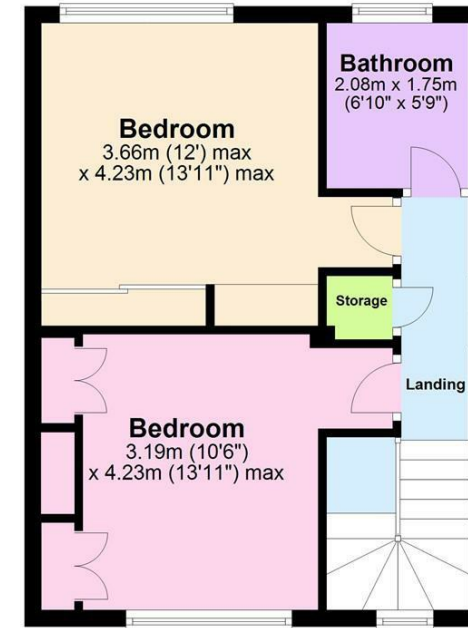
Ground Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 80.0 sq. metres (860.8 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		75
(39-54) E	50	
(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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