



60 Burton Road, Whittington
Lichfield WS14 9NN

Downes & Daughters
ESTATE AGENCY

60 Burton Road, Whittington Lichfield WS14 9NN £309,950

After the successful sale of No.56 we are now delighted to offer for sale No.60 Burton Road which boasts an end of terrace position and benefits from a garden room extension. Also flawlessly presented in a modern style, this three bedroom extended home sits on this popular private development of just nine dwellings, completed in 2015 and falling within the King Edwards' catchment area. Occupying an enviable position within the village with Noddington and Swan parks on your doorstep and only moments away from Coventry Canal providing some picturesque walks, with the popular Plough Inn at Huddlesford within tempting reach. The faultlessly presented accommodation comprises: Entrance hallway, guest cloakroom, kitchen, living and dining room, garden room with access to the rear garden, an attractive landing, three bedrooms and a family bathroom with separate shower. Externally there are stylishly presented front and rear gardens, oak car port and further allocated parking. Two cars in total.

Viewing is essential to appreciate the charming nature of this family home, the select nature of the development and its desirable position within the village.

GROUND FLOOR

Entrance Hallway With Understairs Storage • Guest Cloakroom • Kitchen • Living & Dining Room • Garden Room With Access To Rear Garden

FIRST FLOOR

Landing • Bedroom One • Bedroom Two • Bedroom Three • Bathroom With Separate Shower

OUTSIDE

Stylish Front & Side Garden With Boundary Hedge • Lawned Walled Rear Garden With Patio & Decked Seating Area, Artificial Lawn & Gated Access To Rear Parking • Oak Carport & Allocated Parking Space (parking for two cars)

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating ? • Upvc Double Glazing • All Mains Services • King Edwards' Catchment Area • £150 PA Estate Maintenance Charge



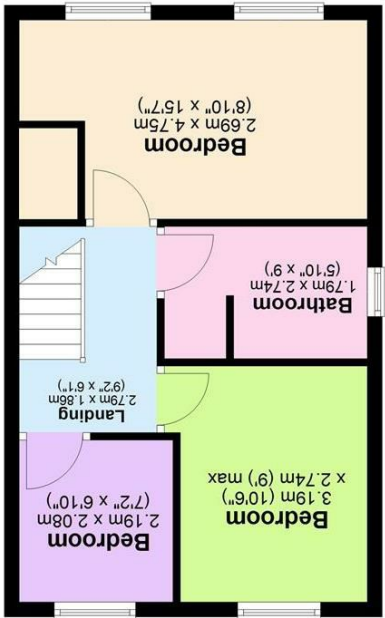
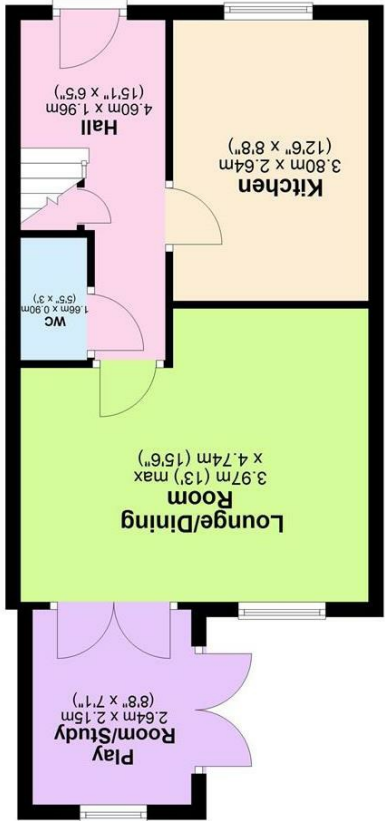
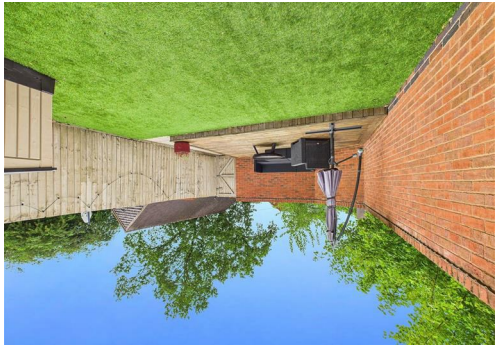
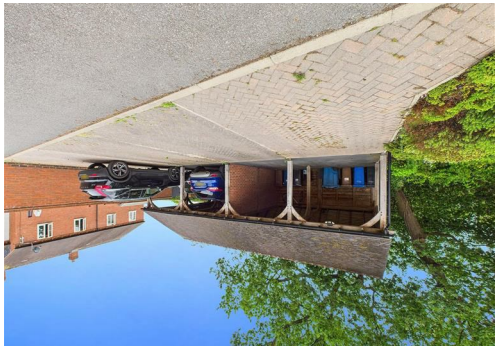




5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
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Not All Agents Are Equal...



Total area: approx. 79.9 sq. metres (860.3 sq. feet)

Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
England & Wales 2020/21/EC		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive		
1-200		
G		
F		
E		
D		
C		
B		
A		
Very environmentally friendly - lower CO ₂ emissions		
Current		
77		
82		
Very energy efficient - lower running costs		
EU Directive		
2002/91/EC		
This energy efficient - higher running costs		
England & Wales		
2002/91/EC		
Minimum		
Current		
77		
82		