

81 | BACK LANE | LICHFIELD | STAFFORDSHIRE | WS14 9SA

Downes & Daughters
ESTATE AGENCY



81

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£700,000

A rare opportunity to acquire a detached five bedroom family home with a south facing garden, in need of a little internal updating, on this enormously popular Whittington estate known locally as 'The Croft'. Offered for sale with no onward chain and perfectly positioned to enjoy the open rural outlook to the front, yet still within easy reach of all Whittington's wide range of amenities at the centre of the village and less than a mile away from the popular Plough Inn & Restaurant at Huddlesford. These coveted executive properties offer spacious accommodation over two floors and this attractive example extends to 1,870 square feet and has a totally original layout designed by the current and only owner. The ground floor comprises: enclosed porch, spacious entrance hallway with guest cloakroom, double aspect kitchen diner with dividing breakfast bar, impressive double aspect living room with access to the rear garden and a large utility room.

The first floor is equally impressive with an elegant landing with large amounts of built in storage, principal bedroom with fitted wardrobes and en suite shower room, the further three bedrooms also benefit from fitted wardrobes and are served by the family bathroom. All front facing rooms boasting far reaching views. Externally there is a double garage, lawned rear garden, neat front garden with boundary hedge and off street parking for a number of vehicles. The property also falls within the King Edward's catchment area.

Viewing is essential to appreciate the attractive nature of this delightful family home and its future potential.





GROUND FLOOR

- Porch Entrance
- Hallway With Open Under Stair Area
- Guest Cloakroom
- Living Room With Access To Rear Garden
- Double Aspect Kitchen Diner & Family Room With Dividing Breakfast Bar
- Utility Room With Access To Garden









FIRST FLOOR

- Elegant Landing With Two Storage Cupboards
- Double Aspect Principal Bedroom Suite With Fitted Wardrobes
- En Suite Shower Room
- Bedroom Two (fitted wardrobes)
- Bedroom Three (fitted wardrobes)
- Bedroom Four/Study (fitted office furniture)
- Family Bathroom
- Pleasant Rural Views From All Front Facing Rooms











FURTHER INFORMATION

- King Edward's Catchment Area
- Freehold
- Council Tax Band F
- Energy Rating D
- Gas Central Heating
- Upvc Double Glazing
- All Mains Services
- No Onward Chain







OUTSIDE

- Private Tarmac Driveway For A Number Of Vehicles
- Lawned Fore Garden With Manicured Hedge Boundary
- Double Garage With Electric Door
- Lawned Rear Garden
- Patio Seating Areas
- Timber Storage Shed & Greenhouse
- Gated Side Access











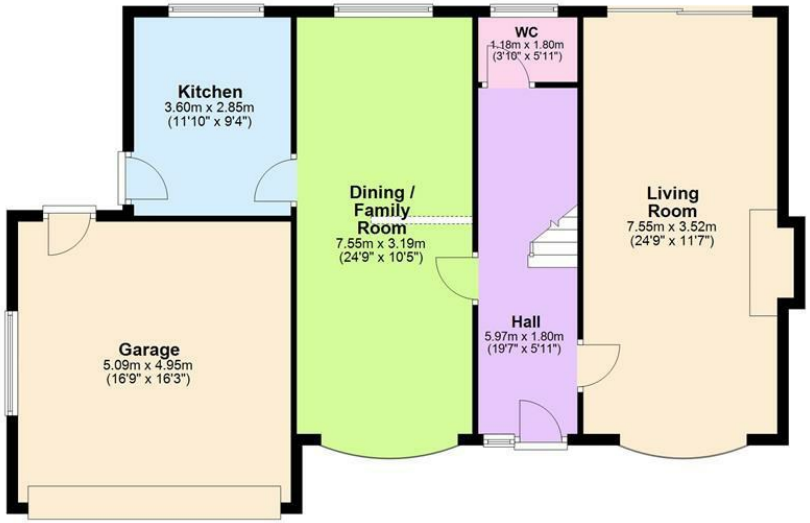




EPC Rating: D

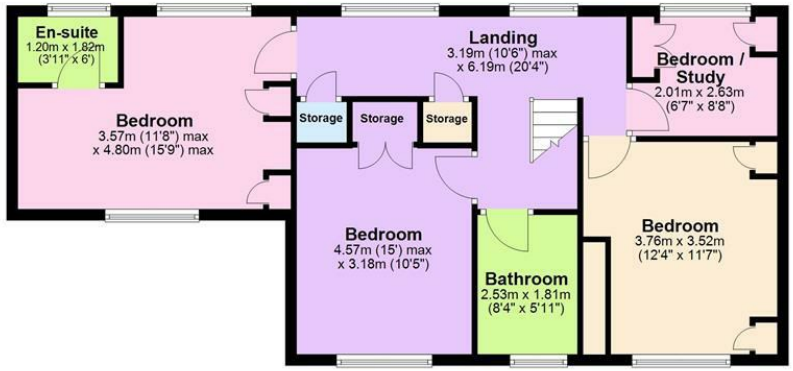
Ground Floor

Approx. 102.8 sq. metres (1107.0 sq. feet)

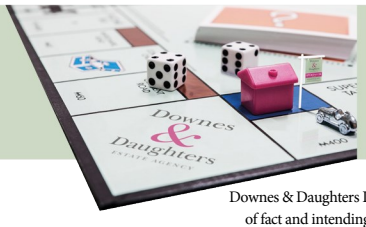


First Floor

Approx. 70.9 sq. metres (763.1 sq. feet)



Total area: approx. 173.7 sq. metres (1870.1 sq. feet)



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