



17 Dyott Avenue, Whittington  
Lichfield WS14 9NE

Downes & Daughters  
ESTATE AGENCY

17 Dyott Avenue, Whittington  
Lichfield WS14 9NE  
£335,000

A charming, three bedroom, semi detached bungalow occupying an enviable position within this popular residential estate with the added benefit of backing on to Noddington play park, elevating the levels of privacy within the property itself and the garden. Having been updated in a tasteful modern style by the current owner, the flexible layout of this bungalow always proves popular having been built with three bedrooms. Many occupants choosing to use the second bedroom as a dining room or second sitting room. The internal accommodation comprises: Entrance hallway with storage cupboard, living room with double doors to the rear garden, kitchen with breakfast bar, dining room/bedroom two, bedroom one with fitted wardrobes, bedroom three with fitted wardrobe and a refitted bathroom. Externally the property benefits from an impressive plot with lawned fore and rear gardens, side storage area, private driveway parking and a single garage.

Viewing is strongly advised and note should be taken of all Whittington's amenities within walking distance especially the Lichfield and Tamworth bus routes stopping reasonably close to the property. King Edward's catchment area.

**INTERNAL ACCOMMODATION**

Entrance Hallway With Storage Cupboard • Bedroom One With Built In Wardrobe • Dining Room / Bedroom Two • Living Room (double doors to garden) • Modern Kitchen With Breakfast Bar & Door To Garden • Stylish Bathroom • Bedroom Three With Built In Wardrobe

**OUTSIDE**

Private Driveway Parking • Lawned Fore Garden • Gated Access To The Rear • Established Lawned Rear Garden With Great Levels Of Privacy • Patio Seating Area • Side Storage Area • Single Garage

**FURTHER INFORMATION**

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • All Mains Services • Upvc Double Glazing









**Approximate total area<sup>(1)</sup>**

766 ft<sup>2</sup>  
71.1 m<sup>2</sup>

(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.

**GIRAFFE360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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