



56 Burton Road,  
Whittington WS14 9NN

Downes & Daughters  
ESTATE AGENCY



56 Burton Road,  
Whittington WS14 9NN  
£285,000

A delightfully presented, modern, three bedroom mid terrace home on this 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 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 With Access To Rear Garden

**FIRST FLOOR**

Landing • Bedroom One With Fitted Wardrobes & Shelving • Bedroom Two • Bedroom Three • Bathroom With Separate Shower

**OUTSIDE**

Stylish Front Garden With Boundary Beech Hedge • Lawned Rear Garden With Patio Seating Area & 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

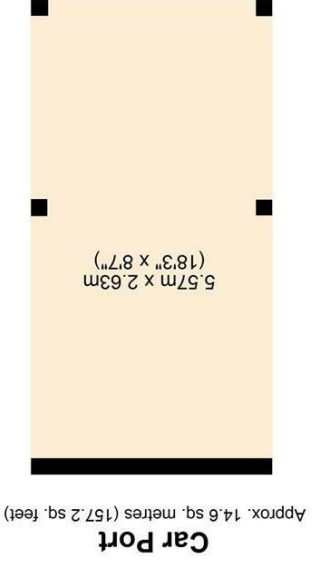
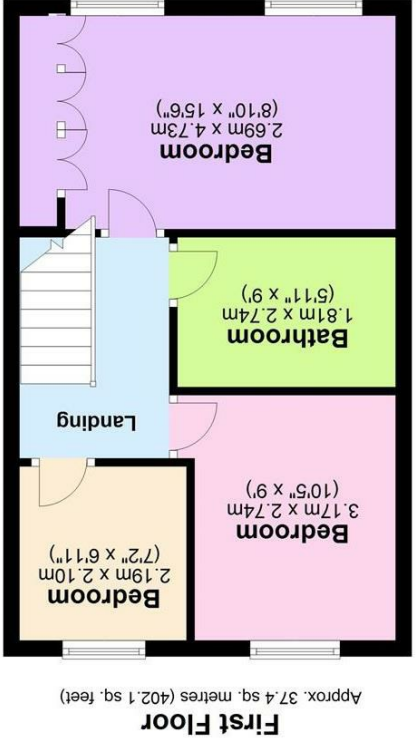
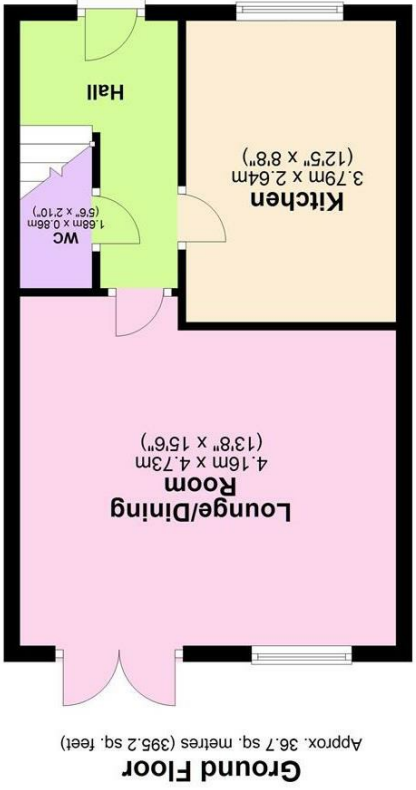








5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
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Total area: approx. 88.7 sq. metres (954.6 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Minimum
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	
(92 plus)	
B	
(81-91)	
C	
(69-80)	
D	
(55-68)	
E	
(39-54)	
F	
(21-38)	
G	
(1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	
Current	
Minimum	
Very energy efficient - lower running costs	
A	
(92 plus)	
B	
(81-91)	
C	
(69-80)	
D	
(55-68)	
E	
(39-54)	
F	
(21-38)	
G	
(1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Current	
Minimum	
90	
77	



Not All Agents Are Equal...