



17 Witley Drive,  
Lichfield WS13 6FD

Downes & Daughters  
ESTATE AGENCY



## 17 Witley Drive, Lichfield WS13 6FD £325,000

A rare opportunity to purchase one of the most desirable layouts for a semi detached property on this select development on the Eastern side of the Cathedral City. Conveniently positioned only 0.3 miles away from Lichfield Trent Valley Station yet still within easy reach of Lichfield's vibrant City Centre. Offered for sale with no onward chain and occupying an enviable position within the estate, this well presented home has an open outlook to the front and also benefits from an allocated parking space and garage in a private carpark to the rear. The naturally bright ground floor accommodation comprises: Spacious entrance hall with a striking return staircase rising to an elegant gallery landing, a double aspect kitchen diner with access to the rear garden, double aspect living and dining room also with access to the rear garden and a guest cloakroom. The first floor is equally impressive with three bedrooms and two bathrooms radiating from that impossibly attractive landing. Externally there is a neat front garden with boundary hedge, gated side access, a lawned rear garden with patio seating area and rear gated access through to the allocated parking space and single garage.

Viewing is advised to truly appreciate the enormously attractive contemporary layout of this property and its desirable position within the development.

### GROUND FLOOR

Entrance Porch • Spacious Hallway With Storage Cupboard • Guest Cloakroom • Kitchen Diner With Double Doors To Garden • Living & Dining Room With Double Doors To Garden

### FIRST FLOOR

Elegant Gallery Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobe • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

### OUTSIDE

Lawned Front Garden With Boundary Hedging & Herbaceous Borders • Gated Side Access • Lawned Rear Garden With Patio Seating Area & Herbaceous Borders • Rear Gated Access To... • Single Garage • Allocated Parking Space

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating C • Upvc Double Glazing • All Mains Services • No Onward Chain









Total area: approx. 78.6 sq. metres (845.7 sq. feet)

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	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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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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