



11 Gallimore Drive,  
Lichfield WS14 0BT

Downes & Daughters  
ESTATE AGENCY



## 11 Gallimore Drive, Lichfield WS14 0BT £335,000

A stylishly presented and naturally bright, shared ownership, three bedroom semi-detached home, occupying an enviable position with open outlook, within this popular development on the rural fringe of the Cathedral City of Lichfield. With all of Lichfield's wide range of amenities, great schools and good transport links on your doorstep, this stylish home blends striking open plan design with some more traditional twists and also benefits from an attractive position adjacent to preserved route of the Lichfield & Hatherton Canal. The internal accommodation comprises: A charming double aspect living room with understair study or storage space, an inner hallway with guest cloakroom and large pantry cupboard opening to an impressive double aspect kitchen diner with access to the rear garden. The first floor is equally impressive with a landing, principal bedroom open views, two further bedrooms and a modern bathroom. All presented in a flawless contemporary style. The outside of the property boasts a walled lawned rear garden with gated side access, front and side lawns and private driveway parking for two cars.

Viewing is essential to appreciate the charm and enviable position of this delightful home.

The property is currently owned with a 40% share which can be bought at £134,000 with an additional monthly rental but there is also the opportunity of purchasing 100% of the property at £335,000.

### GROUND FLOOR

Double Aspect Living Room With Understair Study Or Storage Area • Inner Hallway With Large Pantry/Storage Cupboard • Guest Cloakroom • Double Aspect Kitchen Diner With Access To Rear Garden

### FIRST FLOOR

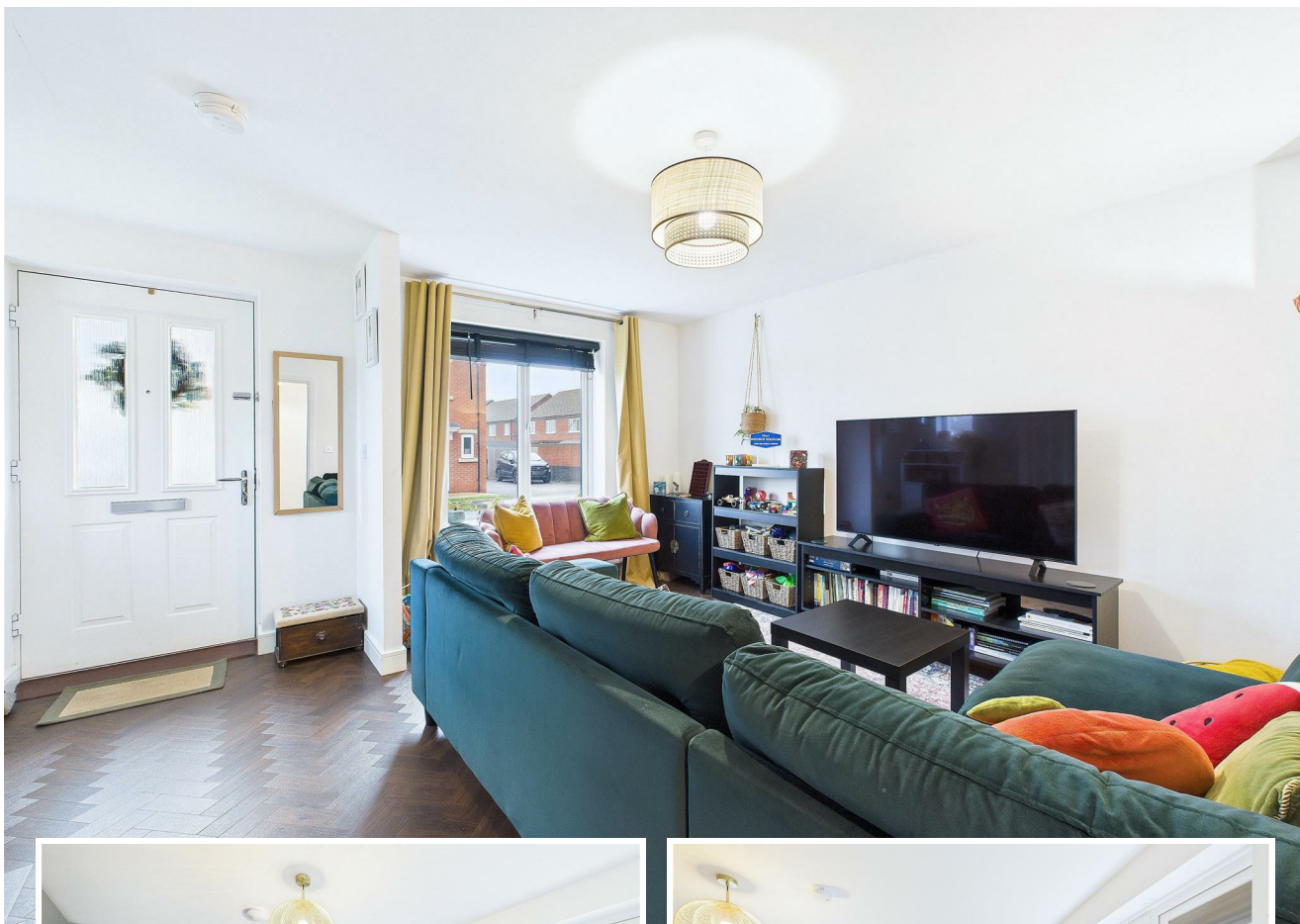
Landing • Bedroom One With Open Outlook • Bedroom Two • Bedroom Three With Double Aspect • Family Bathroom

### OUTSIDE

Front & Side Lawned Garden • Private Driveway Parking For Two Cars • Walled Rear Garden With Gated Side Access

### FURTHER INFORMATION

Shared Ownership With 40% Share • £510.65 Rent • Potential for 100% purchase at £335,000 • Freehold (TBC By Solicitor) • Estate Service Charge £31.17 PCM • Council Tax Band C • Energy Rating B • Upvc Double Glazing • Gas Central Heating • All Mains Services











**Approximate total area<sup>(1)</sup>**  
844 ft<sup>2</sup>  
78.4 m<sup>2</sup>

**Reduced headroom**  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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