



7 Lowther Street,  
Lichfield WS14 0DY

Downes & Daughters  
ESTATE AGENCY

7 Lowther Street,  
Lichfield WS14 ODY  
£295,000

A stylishly presented, available as 100% at the £295,000 or 75% shared ownership at £221,250, two 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 semi open plan design with some more traditional twists and also benefits from an attractive position fronting Birmingham Road. The internal accommodation comprises: An entrance hallway, guest cloakroom, kitchen and living and dining room with access to the rear garden. The first floor is equally impressive with a landing, principal bedroom with en suite shower room, second double bedroom and a modern bathroom. All presented in a striking contemporary style. The outside of the property boasts a west facing rear garden with high quality garden office, shaped lawn and seating areas, stylishly planted front garden and 'side by side' parking spaces for two cars.

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

The property is currently owned with a 75% share with an additional monthly rental but there is also the opportunity of purchasing 100% of the property.

**GROUND FLOOR**

Entrance Hallway • Guest Cloakroom • Kitchen • Stylish Living Room With Large Storage Cupboard & Access To Rear Garden

**FIRST FLOOR**

Landing • Bedroom One • En Suite Shower Room • Bedroom Two • Family Bathroom

**OUTSIDE**

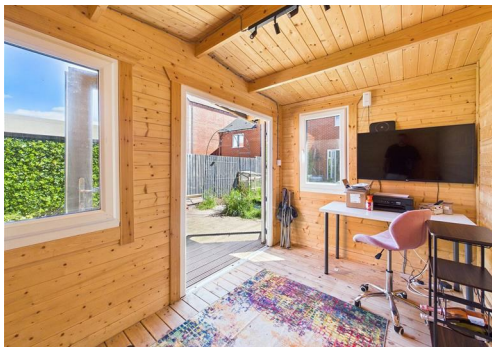
Stylishly Planted Front Garden • 'Side By Side' Parking Spaces For Two Cars • West Facing Rear Garden • Gravel & Decked Seating Areas • Attractive Garden Office With Power Lighting & WiFi • Gated Side Access

**FURTHER INFORMATION**

Shared Ownership With 75% Share at £221,250 • £202 Rent • 100% purchase at £295,000 • Leasehold With 121 Years Remaining (TBC By Solicitor) • Estate Service Charge £25 PCM • Council Tax Band C • Energy Rating B • Upvc Double Glazing • Gas Central Heating • All Mains Services







Approximate total area<sup>(1)</sup>  
706 ft<sup>2</sup>  
65.5 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		97
(92 plus) A		
(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
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Current		
Potential		
(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
<b>England &amp; Wales</b>		

5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
www.downesanddaughters.co.uk



Not All Agents Are Equal...