



18 Ash Grove,
Lichfield WS13 6ET

Downes & Daughters
ESTATE AGENCY

18 Ash Grove, Lichfield WS13 6ET £360,000

A rare opportunity to purchase a stylishly presented semi detached family home occupying a substantial corner plot with a south facing rear garden, 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, this attractive home offers vast further potential to extend to the side and rear if relevant planning consents were granted. Offered for sale in immaculate condition throughout and occupying an enviable position within the estate, this striking home has a wonderfully private and substantial rear garden and also benefits from private driveway parking and timber garage and workshop. The naturally bright ground floor accommodation comprises: Entrance hall, attractive living room with a staircase rising to the first floor, a breakfast kitchen with central island and sliding patio doors to the conservatory which, in turn, gives access to the rear garden. The first floor is equally impressive with three bedrooms, one with an entire wall of fitted wardrobes, and a modern family bathroom. The real treat lies outside with the desirable corner plot extending to 0.09 of an acre and offers private driveway parking, timber garage and workshop, stylishly planted front and side gardens and a landscaped rear garden with great levels of privacy, open southerly and westerly aspects and a pleasant selection of shaped lawn, patio seating areas and a gravelled children's play area.

Viewing is advised to truly appreciate the enormously attractive contemporary style of this property, the size of the plot and its further potential to extend.

GROUND FLOOR

Entrance Hallway • Living Room With Double Doors Opening To... • Breakfast Kitchen With Central Island & Sliding Patio Doors To... • Spacious Conservatory With Access To Rear Garden

FIRST FLOOR

Landing With Storage Cupboard • Bedroom One With Entire Wall Of Fitted Wardrobes • Bedroom Two • Bedroom Three • Stylish Family Bathroom

OUTSIDE

Private Block Paved Driveway • Lean To Wooden Garage/Workshop • Stylishly Planted Front & Side Gardens • Substantial Landscaped Rear Garden With Southerly & Westerly Aspects • Great Levels Of Privacy • Neat Circular Lawn • Gravelled Children's Play Area • Spacious Patio With Much Needed Shaded Seating Area • Attractive Borders & Fenced Boundaries

FURTHER INFORMATION

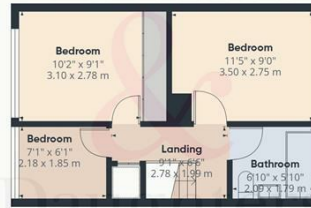
Freehold • Council Tax Band C • Energy Rating D • Upvc Double Glazing • Gas Central Heating • All Mains Services







Floor 0



Floor 1



Approximate total area⁽¹⁾
1078 ft²
100.3 m²

Reduced headroom
15 ft²
1.4 m²

(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		84
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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



Not All Agents Are Equal...