

12 Caterham Crescent, Streethay

Lichfield WS13 8GS

Downes & Daughters
ESTATE AGENCY

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Price £490,000

Enjoying one of the most secluded positions this incredibly popular development has to offer, this impressive corner plot has an outlook over single storey dwellings and the added benefit of a south facing walled rear garden and two private driveways. Occupying an easily accessible position only moments away from the 'Outstanding' Streethay Primary School and range of amenities and 0.4 miles from Lichfield Trent Valley Station. This wonderfully popular layout is attractively presented by the current owners and extends to 1,593 square feet. Comprising: Entrance hallway with guest cloakroom, living room, sitting room/study, utility room and a showpiece triple aspect open plan kitchen and diner with access to the rear garden. The first floor is equally impressive with the elegant gallery landing being a popular design feature of this property type, a principal bedroom with fitted wardrobes and modern en suite shower room, three further double bedrooms and a family bathroom. Three bedrooms benefitting from a filtered air system. Externally the property benefits from an impressive corner plot with a single garage and two separate driveways providing parking for a number of vehicles. Lawned gardens to the front and side have a neat hedged boundary and the walled rear garden has a bright southerly aspect.

Viewing is essential to appreciate the impressive nature of this property and its desirable position within the development.

GROUND FLOOR

Spacious Entrance Hallway Looking Up To Striking Gallery Landing (storage cupboard) • Guest Cloakroom • Triple Aspect Kitchen Diner Stacked With Access To Rear Garden • Utility Room Also With Access To Garden • Attractive Double Aspect Living Room With Access To Rear Garden • Sitting Room / Study

FIRST FLOOR

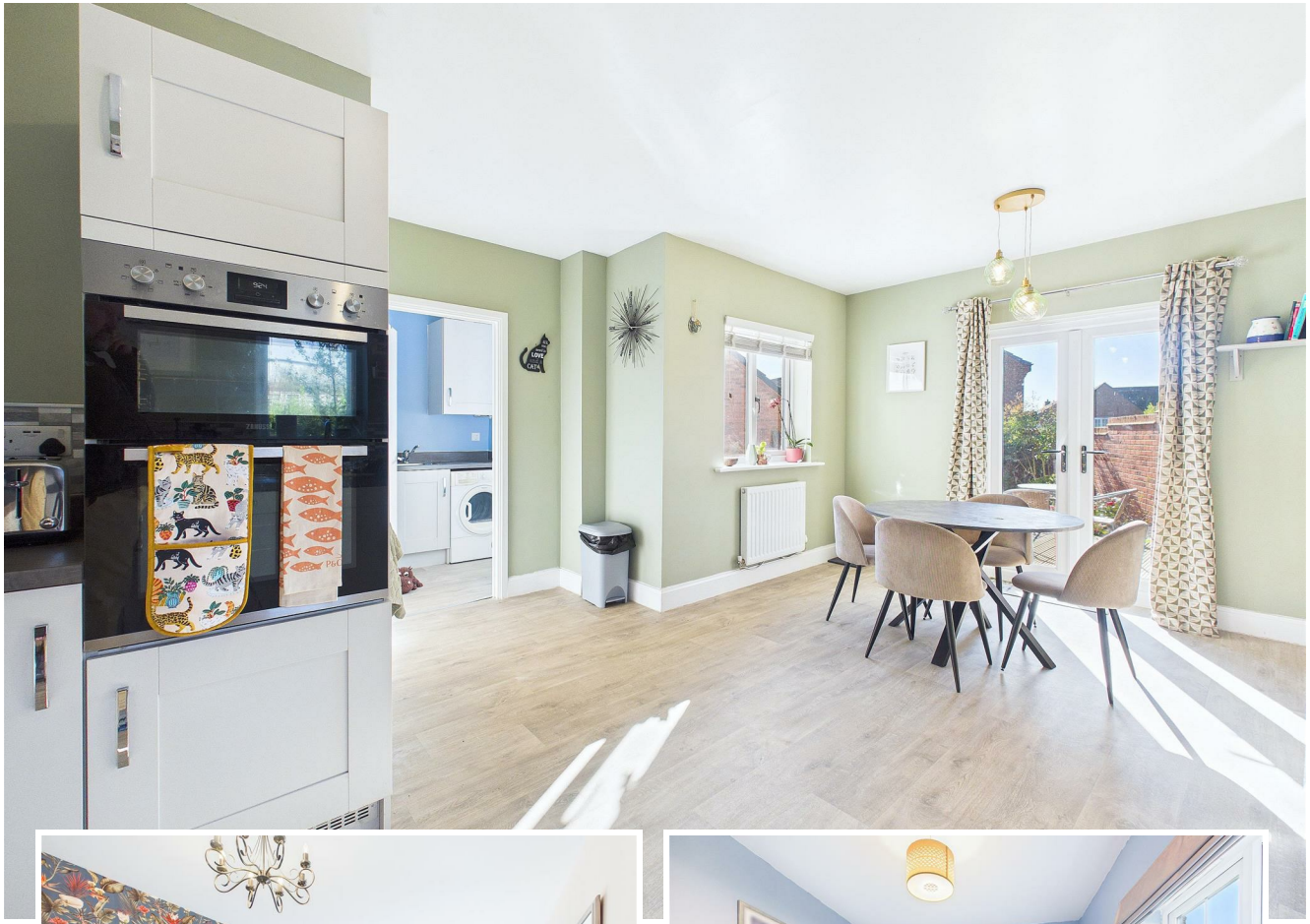
Elegant Gallery Landing • Principal Bedroom With Lobby Style Entrance & Fitted Wardrobes • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Family Bathroom • Filtered Air System To Beds 1, 2 and 3

OUTSIDE

Neat Lawned Front & Side Gardens With Boundary Hedge • Private Driveway One Adjacent To The Property • Garage With Power & Lighting • South Facing Walled Rear Garden • Shaped Lawn With Patio & Decked Seating Areas • Gated Side Access • Second Driveway To The Rear Of The Property

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Estate Charge Of £236 PA • Energy Rating B • Council Tax Band F • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • Lichfield Trent Valley Station 0.4 Miles Away • Moments Away From Amenities & 'Outstanding' Streethay Primary School







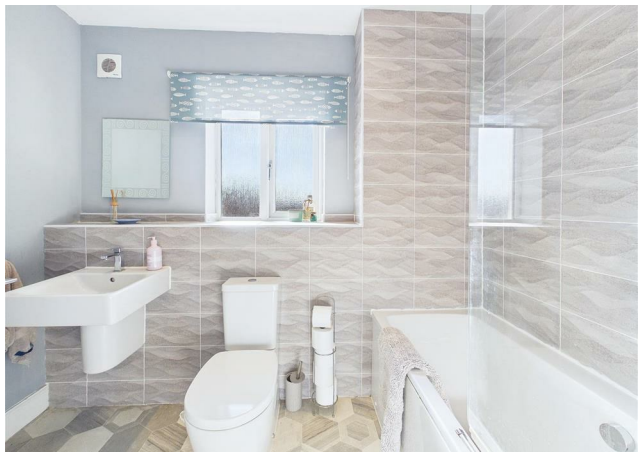










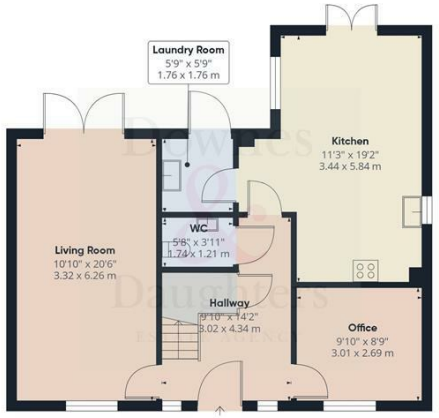












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

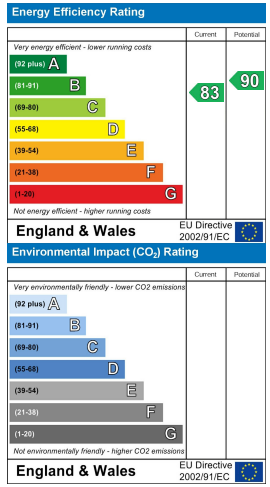
1593 ft²

147.9 m²

(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





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



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