



7 Oak Way, Streethay
Lichfield WS13 8GH

Downes & Daughters
ESTATE AGENCY

7 Oak Way, Streethay Lichfield WS13 8GH £535,000

Occupying one of the larger plots this incredibly popular development has to offer, with a pleasant green outlook and a southwest facing garden, this impressive family home occupies a desirable and easily accessible position only moments away from the 'Outstanding' Streethay Primary School and range of amenities and 0.3 miles from Lichfield Trent Valley Station. This wonderfully popular layout is stylishly presented by the current owners and extends to over 1,500 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. The front facing rooms benefitting from pleasant green views. Externally the property benefits from one of the larger gardens on the estate and is drenched in sun from the south westerly aspect. The front garden is stylishly presented with a neat lawn and boundary hedge. The rear garden benefits from an expansive patio area, neat lawn and attractive raised borders. A side gate gives access to the private driveway and single garage with power and lighting.

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

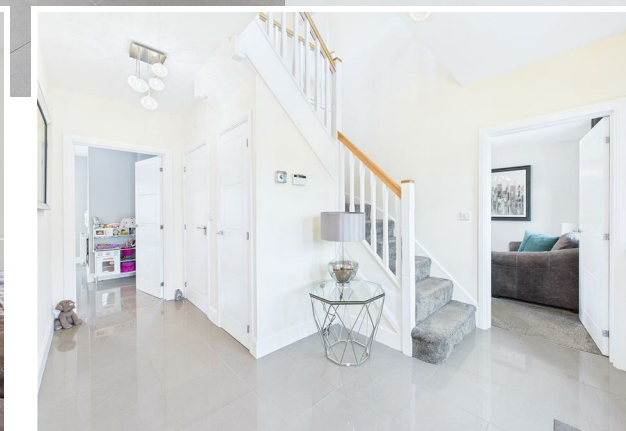
Elegant Gallery Landing • Principal Bedroom With Lobby Style Entrance & Fitted Wardrobes • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Family Bathroom

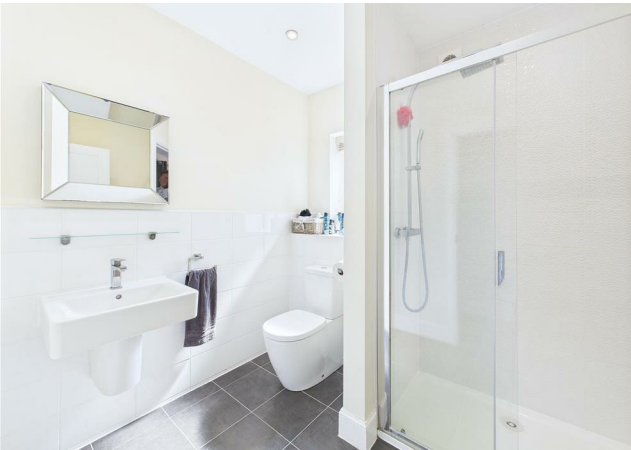
OUTSIDE

Manicured & Stylishly Planted Front Garden With Open Outlook • Private Driveway Parking Adjacent To The Property • Garage With Power & Lighting & Dividing Partition • South West Facing Landscaped Rear Garden • Neat Lawn • New Patio Seating Area • Gated Side Access • Stylish Raised Borders

FURTHER INFORMATION

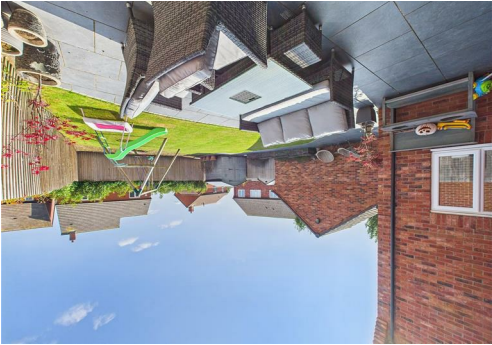
Freehold (TBC By Solicitor) • Estate Charge Of £236 PA • Energy Rating B • Council Tax Band F • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • Lichfield Trent Valley Station 0.3 Miles Away • Moments Away From Amenities & 'Outstanding' Streethay Primary School







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



Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
Very energy efficient - lower running costs		
Rating		
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