



5 Elizabeth Grove,
Elford B79 9AB

Downes & Daughters
ESTATE AGENCY

5 Elizabeth Grove, Elford B79 9AB Offers over £350,000

A spacious three bedroom two bathroom semi-detached family home, on an exclusive development of just eight executive dwellings at the very heart of this picturesque and popular Staffordshire village. Constructed by Cooper Homes, a local family run developer, with a reputation for attractive, select developments finished to an exacting standard. Completed in 2024 this attractive and select cul-de-sac occupies an enviable position in the most central location possible and boasts some great eco credentials such as an air source heat pump, producing an impressive B energy rating.

No.5 offers an attractive plot at the centre of the development and boasts allocated parking and a lawned rear garden with patio seating area. The internal accommodation is finished in a flawless modern style with the ground floor boasting an open plan kitchen diner with bi-fold access to the rear garden, living room, entrance hallway and guest cloakroom. The first floor is equally impressive with three bedrooms, an en suite shower room and a family bathroom.

Viewing is essential to appreciate the level of finish and exacting standard of these luxury homes.

GROUND FLOOR

Entrance Hallway With Understair Storage Area • Guest Cloakroom • Double Aspect Kitchen Diner With Bi-Fold Door To The Rear Garden • Double Aspect Living Room

FIRST FLOOR

Elegant Landing With Oak Balustrade • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom With Airing Cupboard

OUTSIDE

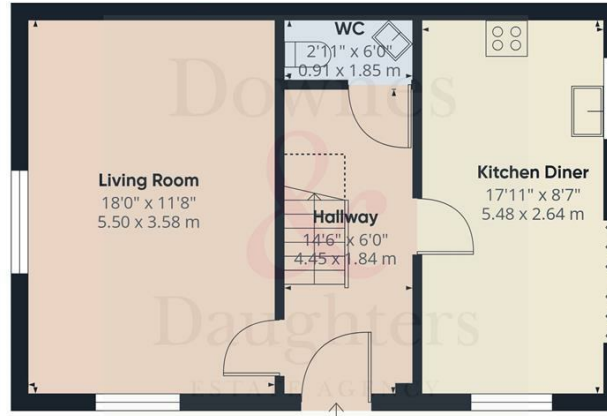
Allocated Parking Spaces • Gated Access To Side • Lawned Rear Garden With Patio Seating Area • Fenced Boundary

FURTHER INFORMATION

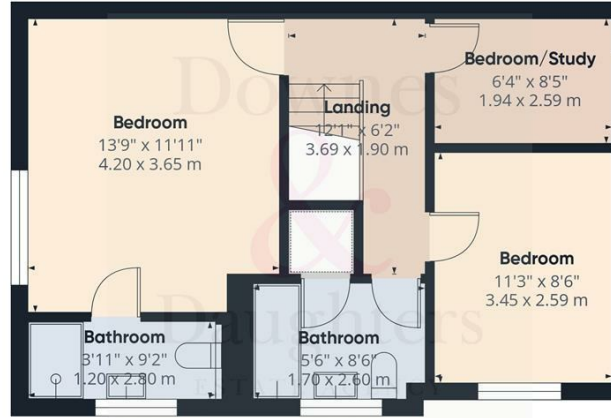
Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating B • Air Source Heat Pump • Mains Electric • Mains Sewerage • Conservation Area







Floor 0



Floor 1



Approximate total area⁽¹⁾
920 ft²
85.6 m²

Reduced headroom
14 ft²
1.3 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO₂) Rating		
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		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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