



45 | WENTWORTH DRIVE | LICHFIELD | STAFFORDSHIRE | WS14 9HN

Downes
&
Daughters
ESTATE AGENCY



45

WENTWORTH DRIVE | LICHFIELD | STAFFORDSHIRE | WS14 9HN

OFFERS OVER £800,000

A truly impressive contemporary home on one of Lichfield's premier addresses, in a highly coveted corner of South Lichfield. Falling within the King Edward's catchment area. Extended and finished to a standard rarely seen in today's market, this stylishly designed and presented property extends to over 2,414 square feet, offering flexible family accommodation over just two floors. A stylish hallway gives access to a guest cloakroom, utility and the integral double garage and the showpiece kitchen, diner & family room is the social hub of this happy home with a range of integrated appliances, central breakfast island and an entire wall of bi-fold doors opening to the rear garden. All flooded with natural light from the three oversized Velux windows. A stylish family room extends this contemporary space, also with bi-fold doors to the

garden, Velux window, vaulted ceiling and double doors opening to a more formal living room with a coal effect gas fire, perfect for more cosy nights. The first floor is equally impressive with an opulent principal bedroom suite with vaulted ceiling, dressing area and luxury en suite bathroom, four further bedrooms and a family bathroom. Externally the property has the rare benefit of a double integrated garage, private off street parking, a lawned fore garden and a landscaped rear garden adapting equally well to entertaining or a game of football.

Viewing is essential to appreciate the exceptional nature of this attractive family home.



GROUND FLOOR

- Elegant Entrance Hallway
- Guest Cloakroom
- Stunning Kitchen, Diner & Family Room
- Family Room
- Formal Living Room
- Utility





FIRST FLOOR

- Landing
- Opulent Principal Bedroom With Vaulted Ceilings & Dressing Area
- En Suite Bathroom (with separate shower)
- Bedroom Two (fitted wardrobes)
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Family Bathroom



WHY WE LOVE THIS HOUSE...

From the moment we laid our eyes on this house we saw the potential to transform it to an amazing and much loved family home. There was not a wall or room that was not touched to create the open plan layout suited to bring up our 3 energetic boys. We love the central location of the property sitting in a leafy surrounding with wonderful neighbours. The house is in excellent proximity to the vibrant and picturesque city of Lichfield with many amazing restaurants and bars as well as rural walks on your doorstep. Outstanding schools in the catchment area and the direct trainline to London add to the benefits of this property.





OUTSIDE

- Lawned Fore Garden
- Tarmac Private Driveway
- Integral Double Garage (with electric roller door)
- Landscaped Lawned Rear Garden With Patio Seating Area



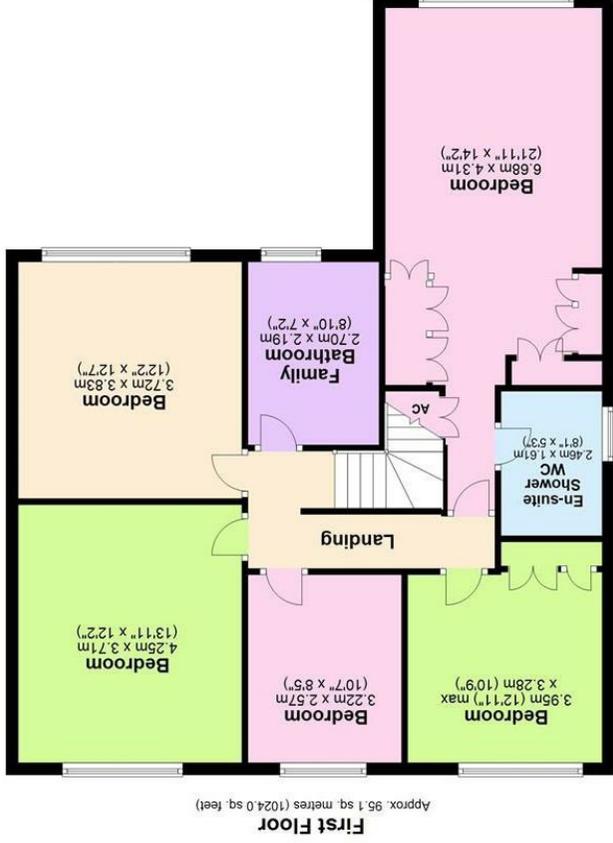


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Not All Agents Are Equal...



Total area: approx. 224.3 sq. metres (2414.8 sq. feet)