19 Buddleia Avenue, Streethay

Lichfield WS13 8LL

Downes & Daughters
ESTATE AGENCY

Downes & Daughters
ESTATE AGENCY

19 Buddleia Avenue, Streethay
Lichfield WS13 8LL
Offers over £600,000

Occupying one of the most desirable positions this incredibly popular development has to offer, available with no chain, with panoramic views across Roman Heights District Park from all front facing rooms, this impressive home with a south facing garden is bathed in natural light in every room and offers spacious and flexible family accommodation arranged over two floors. The exacting standards and flawless contemporary design are evident at every turn with the overall accommodation extending to nearly 1,743 sq.ft and currently comprising: Entrance hallway with guest cloakroom & utility, living room, study and a striking open plan kitchen dining and family room with double doors to the rear garden. The first floor is equally impressive with a landing, principal bedroom with fitted wardrobes and modern en suite shower room, three further double bedrooms, also with fitted wardrobes and a family bathroom. Not forgetting those delightful open views. Externally the property benefits from a lawned rear garden, drenched in sun from the southerly aspect, a stylishly planted front garden with neat hedging and manicured lawns, private driveway parking with an EV charger and garage with power and lighting.

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

GROUND FLOOR

Entrance Hallway With Storage & Airing Cupboard • Guest Cloakroom & Utility • Living Room With With Open Views To The Front Aspect & Double Doors Opening To... • Striking Open Plan Kitchen Diner & Family Room With Double Doors To Rear Garden

FIRST FLOOR

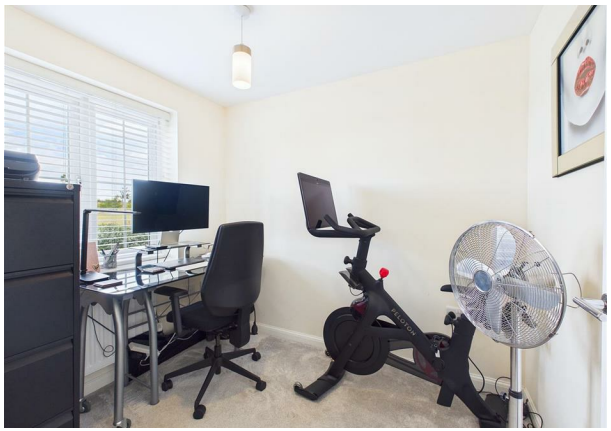
Landing • Principal Bedroom With Walk Through Dressing Area With Fitted Wardrobes & Open Outlook To Front • En Suite Shower Room • Bedroom Two With Fitted Wardrobes & Open Outlook • Bedroom Three With Fitted Wardrobes • Bedroom Four With Fitted Wardrobes • Family Bathroom

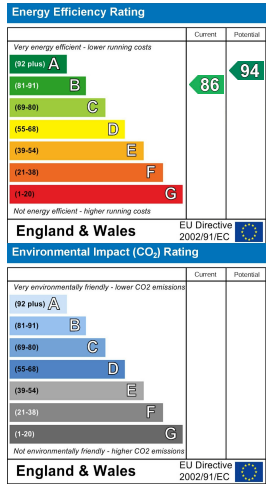
OUTSIDE

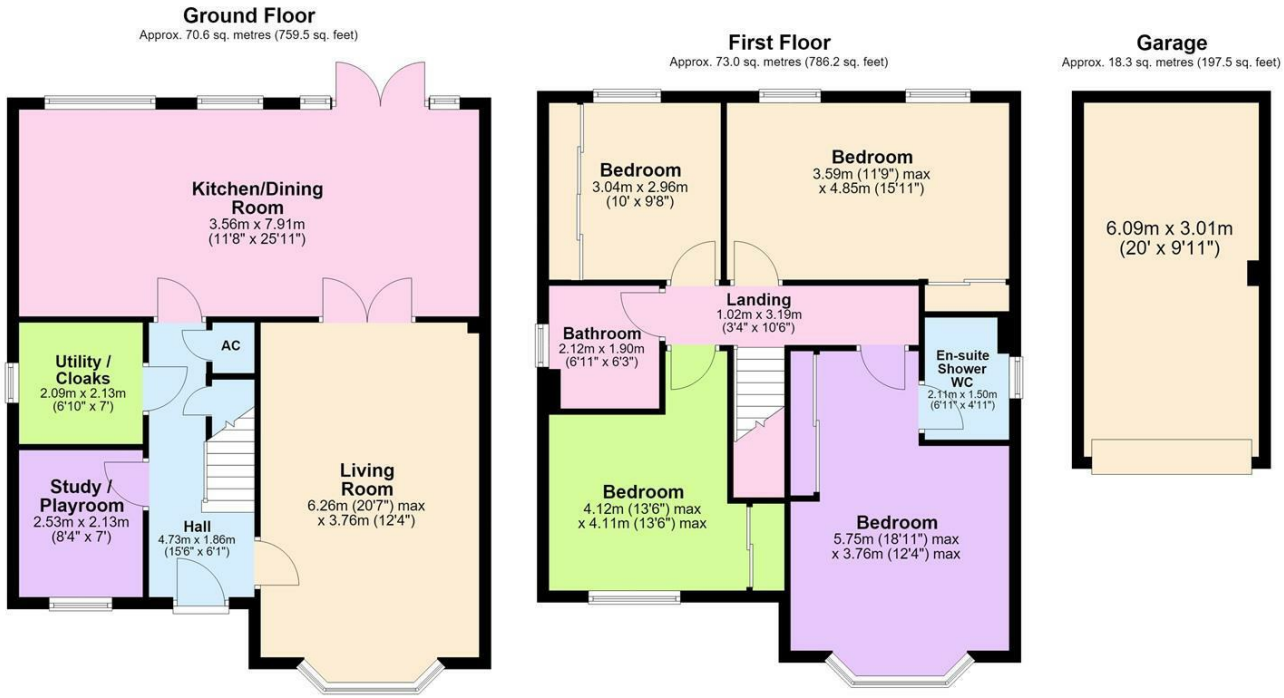
Manicured & Stylishly Planted Front Garden With Neat Hedging & Lawns • Private Driveway Parking Adjacent To The Property With EV Charger • Garage With Power & Lighting • South Facing Rear Garden • Neat Lawn • Patio Seating Area • Gated Side Access To Driveway

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Estate Charge Of £200 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 • 0.1 Mile From Streethay Primary







Total area: approx. 161.9 sq. metres (1743.2 sq. feet)

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

Not All Agents Are Equal...