



21 Dyott Avenue, Whittington
Lichfield WS14 9NE

Downes & Daughters
ESTATE AGENCY

21 Dyott Avenue, Whittington
Lichfield WS14 9NE
£339,950

An extended three bedroom, semi-detached family home in a sought after position on this ever popular 'family friendly estate with the canal and a choice of play parks on your doorstep. Including the potential for direct access to Noddington Play Park from the rear garden. Offered for sale with no onward chain and falling within the King Edward's catchment area, only moments away from idyllic canal walks and a wide range of amenities in the centre of the village. A glance at neighbouring properties shows the future potential of the property, subject to relevant planning consents, with the current accommodation comprising: Entrance porch, hallway with storage cupboard, through living and dining room with access to the rear garden and a kitchen diner. The extended nature of the ground floor means the dining room and breakfast area provide ample entertaining space. The first floor boasts the original layout with three bedrooms all with built in wardrobes, a bathroom and separate WC. Externally the property benefits from one of the larger gardens the estate has to offer, with a large patio terrace, shaped lawn and hidden storage area with greenhouse and shed. As the foot of the garden backs directly on to Noddington Park, a gate could be added to give direct access. There is also private driveway parking and a single garage with electric roller door.

Viewing is essential to appreciate the enormous potential on offer and its charming location.

GROUND FLOOR

Entrance Porch • Hallway With Storage Cupboard • Living Room Opening In To Extended Dining Room With Sliding Doors To Garden • Extended Breakfast Kitchen With Door To Rear Garden

FIRST FLOOR

Landing • Bedroom One With Built In Wardrobe & Fitted Wardrobes • Bedroom Two With Built In Wardrobe • Bedroom Three • Family Bathroom With Shower • Separate WC

OUTSIDE

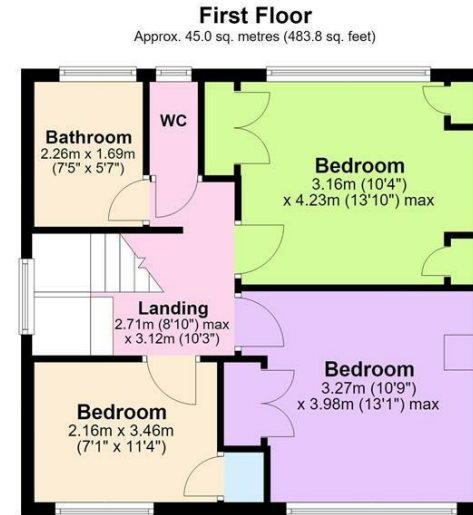
Gravelled Front Garden With Boundary Hedge • Block Paved Private Driveway • Single Garage With Electric Roller Door • Gated Side Access • Impressive Rear Garden • Large Patio Terrace Seating Area • Shaped Lawn With Established Borders • Secret 'Storage Area' With Greenhouse & Metal Shed • The Foot Of The Garden Backs On To Noddington Play Park & The Addition Of A Gate Would Give You Direct Access

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band c • Energy Rating D • Upvc Double Glazing • Gas Central Heating • All Mains Services • Kind Edward's Catchment Area







Total area: approx. 118.6 sq. metres (1276.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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