



NO. 5 | KESTREL CLOSE | LICHFIELD | STAFFORDSHIRE | WS14 9PE

Downes  
&  
Daughters  
ESTATE AGENCY







# NO. 5

KESTREL CLOSE | LICHFIELD | STAFFORDSHIRE | WS14 9PE

£575,000

Over 2,230 square feet of internal accommodation is just about as large as they come on this enormously popular estate known locally as 'The Birds'. Enjoying a peaceful corner plot setting on a secluded cul-de-sac section, within this family friendly development, only moments away from the popular Bit End Field and Coventry Canal.

Falling within the King Edward's and Whittington Primary catchment areas, this happy family home has been sensibly rearranged and extended by the current owners to offer wonderfully flexible accommodation over three floors, including a ground floor bedroom suite converted for a dependant relative. Easily lending itself to office space, playroom or the increasingly popular home treatment room for self employed health specialists.

The sprawling ground floor has almost entirely been finished with a polished flagstone floor and comprises: Entrance hallway, living room, 29ft kitchen diner and family room, spacious garden room with solid roof, utility room and a ground floor bedroom suite and en suite shower room. The first floor boasts a principal bedroom suite with en suite shower room and two further double bedrooms served by a luxury family bathroom. The second floor has a landing with open storage/gaming space, spacious bedroom and a modern shower room. Externally the property has a lawned rear garden with patio seating areas, neat fore garden, private driveway parking and a partial storage garage.

Viewing is highly recommended to fully appreciate the sheer size and flexible nature of this attractive family home.





## GROUND FLOOR

- Entrance Hallway With Clever Under Stairs Storage Solutions
- Storage Cupboard Formerly Guest Cloakroom (still with plumbing)
- Double Aspect Living Room With Access To Kitchen
- 29ft Kitchen Diner & Family Room With Formal & Informal Dining Spaces
- Large Garden Room
- Utility Room
- Ground Floor Bedroom Suite Designed For Dependant Relative
- En Suite Shower Room







## FIRST FLOOR

- Spacious Landing
- Principal Bedroom Suite With Built In Wardrobe
- En Suite Shower Room
- Bedroom Two (created from two original bedrooms)
- Bedroom Three
- Luxury Bathroom

## SECOND FLOOR

- Landing With Open Store Room / Gaming Space
- Bedroom Four With Eaves Storage
- Spacious Shower Room





## WHY WE LOVE THIS HOUSE...

My children and I have loved living here as the house is in such a lovely quiet location, has lots of space for everyone to be together, but also room for time away from each other too!! We have lovely neighbours and are close to excellent and varied walks through countryside, woodland and along the canal.





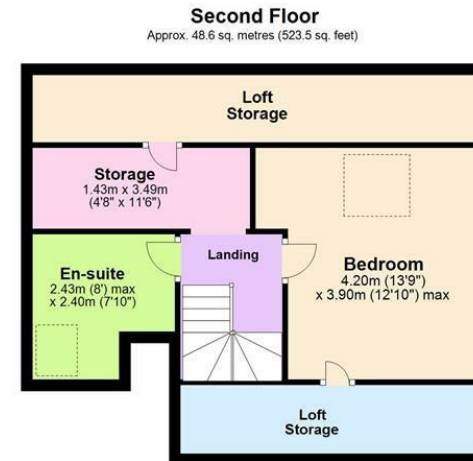
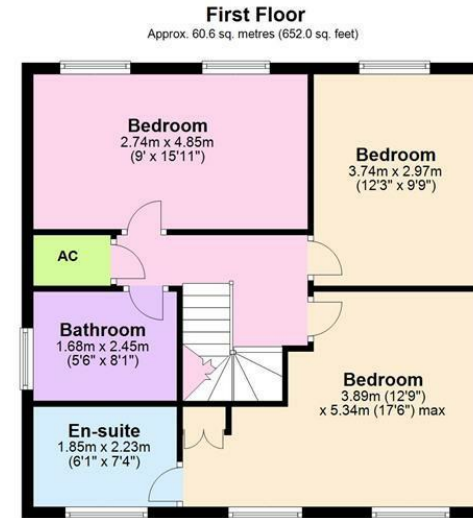
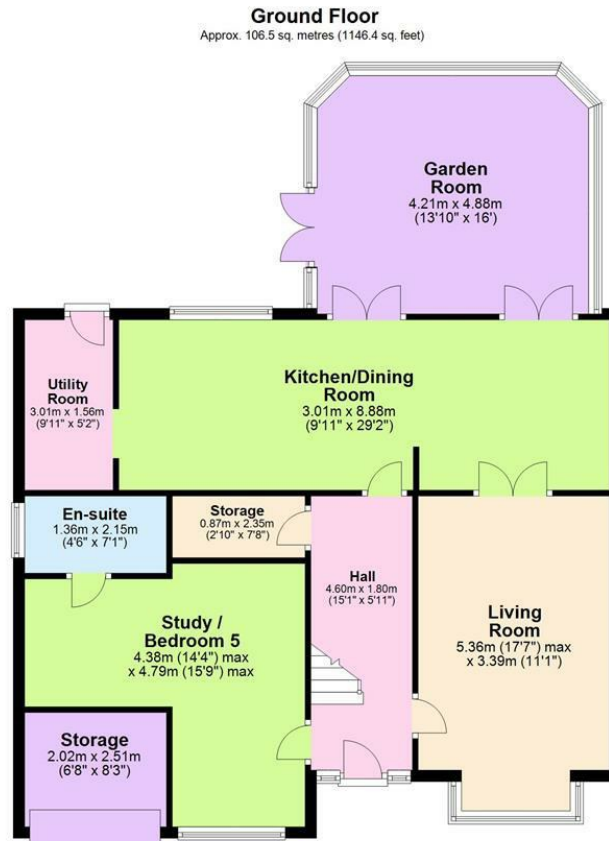


## OUTSIDE

- Private Driveway Parking
- Lawned Fore Garden
- Storage Garage
- Gated Side Access
- Lawned Rear Garden
- Patio Seating Areas
- Raised Vegetable Beds
- Established Borders
- Timber Storage Shed & Fenced Boundaries







Total area: approx. 215.7 sq. metres (2321.8 sq. feet)



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