4 Heathcot Place,
Lichfield WS13 6RQ

Downes & Daughters
ESTATE AGENCY

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4 Heathcot Place, Lichfield WS13 6RQ Offers over £610,000

An imposing and wonderfully bright, detached, five bedroom family home occupying a commanding position overlooking a fenced green within a highly coveted corner of Darwin Park. Perfectly positioned for easy access to the City Centre and the 'all important' Waitrose Superstore. One of only two homes positioned around a manicured central lawn with a sweeping block paved driveway, this impressive property extends to over 1,973sq.ft and has the rare benefit of a detached double garage with 'side by side' parking and EV charger. The ground floor comprises an entrance hallway, living room opening in to an open garden room area with access to the rear garden, modern kitchen diner, formal dining room, study/sitting room, utility and a guest cloakroom. The first floor boasts a spacious landing with large airing cupboard, principal bedroom with built in wardrobes and an en suite shower room and two further double bedrooms served by a family bathroom. The second floor boasts two bedrooms and a shower room with the bedrooms being of particularly impressive proportions, perfect for self contained teenager 'studio style' spaces. Externally there is a neat walled garden laid to lawn with patio seating areas, a detached double garage, with large loft space, adjacent to the property and extensive private off street parking.

Viewing is essential to appreciate the flexible nature of this home and its enviable position within this highly coveted corner of Darwin Park.

GROUND FLOOR

Entrance Hallway With Under Stair Storage • Guest Cloakroom • Living Room Opening In To Sun Room With Access To Rear Garden • Dining Room • Double Aspect Sitting Room / Study • Kitchen Diner • Utility Room With Door To Driveway

FIRST FLOOR

Spacious Landing With Large Airing Cupboard & Circular Picture Window To Front Aspect • Principal Bedroom Suite (built in wardrobes) • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

SECOND FLOOR

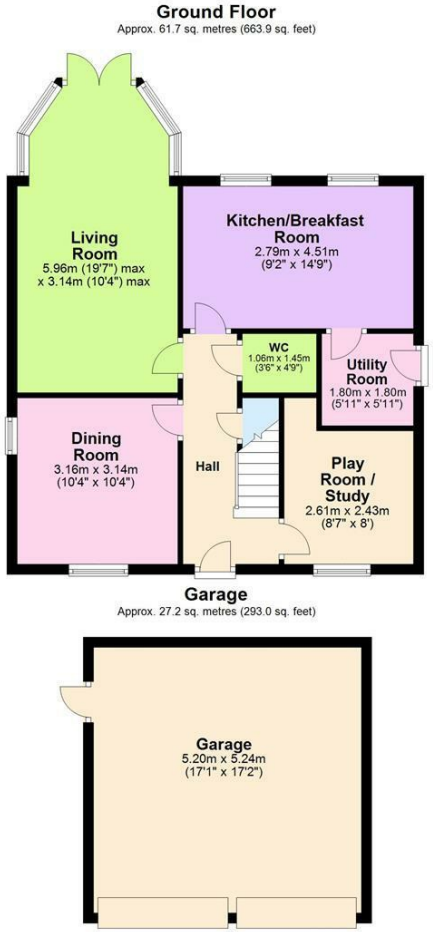
Landing • Bedroom Four • Bedroom Five • Shower Room

OUTSIDE

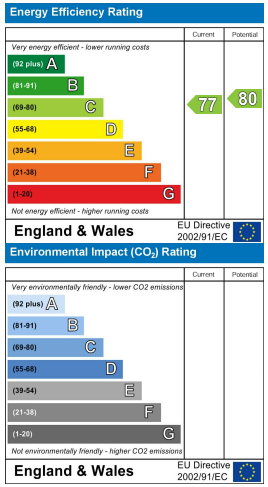
Stylishly Planted Front Garden With Open Green Outlook • Sweeping Block Paved Approach To Front • Private Tarmac Driveway Parking To Side With EV Charger • Detached Double Garage With Loft Space • Beautifully Presented Walled Rear Garden • Manicured Lawn & Patio Seating Areas • Attractive Borders • Personnel Door To Garage & Gated Access To Driveway

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating C • All Mains Services • Upvc Double Glazing



Total area: approx. 183.4 sq. metres (1973.7 sq. feet)



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

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