



11 Osprey close, Whittington
Lichfield WS14 9HT

Downes & Daughters
ESTATE AGENCY

11 Osprey close, Whittington Lichfield WS14 9HT £500,000

A stylishly presented four bedroom detached family home, offered for sale with no onward chain, enjoying a peaceful setting at the secluded end of this highly regarded estate known locally as 'The Birds'. Falling within the King Edward's and Whittington Primary catchment areas this impressive family home has been extended and improved to cater to the needs of the modern day family, and finished to an exacting standard. The current accommodation extends to 1,404.4 square feet of wonderfully flexible accommodation and comprises: Entrance hallway with guest cloakroom, living room, showpiece kitchen diner, snug/gaming room, dining conservatory and a versatile third reception which is currently doubling up as a study and utility room. The first floor boasts an elegant landing, principal bedroom with fitted wardrobes and en suite shower room and the three further bedrooms are served by a most opulent, recently refitted, family bathroom. Externally the property occupies an enviable position within the road with a green outlook to the front, private driveway parking, storage garage and a landscaped rear garden.

Viewing is highly recommended to fully appreciate the desirable setting and flexible family nature of this home.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Living Room With Attractive Electric Fire • Showpiece Kitchen Diner With Large Central Island & Access To Rear Garden • Snug / Gaming Room • Dining Conservatory • Third Reception Room Currently Used As Study & Utility Room (previously just used as a sitting room with appliances in the kitchen)

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Opulent Recently Refitted Family Bathroom With Bath & Separate Shower

OUTSIDE

Lawned Front With Herbaceous Border • Private Driveway Parking • Storage Garage • Gated Side Access • Landscaped Rear Garden With Shaped Lawn & Patio Seating Areas • Decked Seating Area With Canopy Cover • Storage Shed

FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band F • Energy Rating D • All Mains Services • Broadband & Fibre Available • No Onward Chain

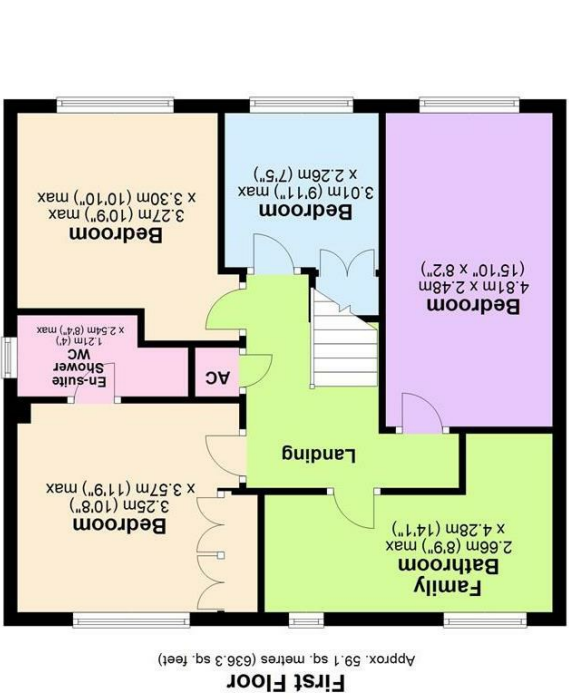




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Not All Agents Are Equal...



Total area: approx. 130.5 sq. metres (1404.4 sq. feet)

Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
Very energy efficient - lower running costs		
Rating		
A	102 g/kWh	102 g/kWh
B	81 g/kWh	102 g/kWh
C	69 g/kWh	102 g/kWh
D	55 g/kWh	102 g/kWh
E	46 g/kWh	102 g/kWh
F	31 g/kWh	102 g/kWh
G	21 g/kWh	102 g/kWh
Rating		
66	66	66
77	77	77