



20 Beecroft Avenue, Lichfield
WS13 7EZ

Downes & Daughters
ESTATE AGENCY

20 Beecroft Avenue, Lichfield
WS13 7EZ
£595,000

Another magnificent refurbishment by a locally renowned developer, completed only days ago and now offered for sale with no onward chain. Having been significantly extended and now featuring his trademark open plan kitchen dining and living space with bi-fold access to the rear garden. This striking property now boasts sumptuous and tastefully designed internal accommodation with a flexible layout catering to the modern day needs of those discerning buyers seeking single storey accommodation. The impressive open plan living space is flooded with natural light from three roof lights and the windows and doors looking on to the rear garden. A spacious hallway connects the rest of the property providing a principal bedroom with en suite shower room and three further bedrooms served by a family bathroom. Three of the bedrooms benefitting from built in wardrobes and the accommodation is completed with a useful utility room. The external attributes offer two private driveways, secure rear driveway with electrically operated roller door, attractive landscaped front garden and a low maintenance, south west facing, rear garden with artificial lawn and good levels of privacy.

Viewing really is essential to appreciate the exceptional nature of this home and its desirable location. The walk to the City Centre, past The Close and between Minster and Stowe Pools could not be more attractive.

INTERNAL ACCOMMODATION

Spacious Entrance Hallway • Stunning Contemporary Living Space With Kitchen, Dining & Living Areas & Bi-Fold Access To Rear Garden • Utility Room • Principal Bedroom With Built In Wardrobe • En Suite Shower Room • Bedroom Two With Built In Wardrobe • Bedroom Three With Built In Wardrobe • Bedroom Four / Study • Family Bathroom

OUTSIDE

Two Block Paved Private Driveways • Attractive Landscaped Front Garden • Secure Rear Driveway / Storage Area With Electric Roller Door • South West Facing Rear Garden With Artificial Lawn & Good Levels Of Privacy

FURTHER INFORMATION

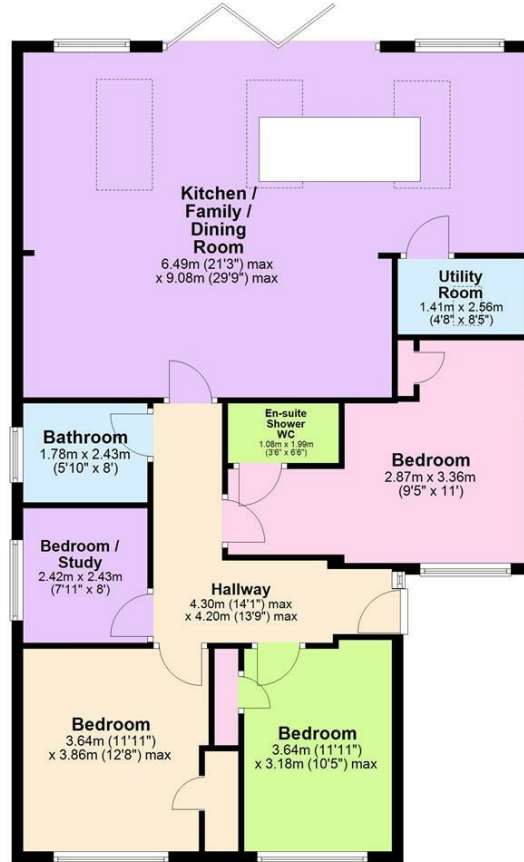
Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band D • Upvc Double Glazing • Gas Central Heating • All Mains Services • No Onward Chain







Ground Floor
Approx. 116.7 sq. metres (1255.9 sq. feet)



Total area: approx. 116.7 sq. metres (1255.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		
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		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		
England & Wales		



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