



6 Nursery Croft,  
Lichfield WS13 7DY

Downes & Daughters  
ESTATE AGENCY

Digitally Altered

6 Nursery Croft,  
Lichfield WS13 7DY  
£425,000

Downes & Daughters is delighted to announce this superb opportunity to acquire an elegant detached three bedroom family home in need of some internal updating and offered for sale with no onward chain. Also benefitting from a south east facing rear garden with great levels of privacy. Occupying a central position within this quiet and enormously popular residential address, just off Ferndale Road, the accommodation extends to 1,290 square feet and comprises: A spacious hallway with storage cupboard, ground floor shower room, bright double aspect living and dining room, breakfast room opening in to the kitchen which has a door to the rear garden. The first floor has a landing, three bedrooms and a bathroom with separate shower. Externally there is a block paved private driveway, single garage, front garden with hedge boundary and a beautifully presented rear garden with neat lawn, patio seating areas, stylishly planted borders, timber storage shed and gated side access.

Viewing is essential to appreciate the charm of this home and its future potential, coupled with the simplicity of purchasing a property with no onward chain.

**GROUND FLOOR**

Spacious Entrance Hallway With Storage Cupboard • Ground Floor Shower Room • Double Aspect Living & Dining Room • Breakfast Room Opening In To... • Kitchen With Door To Rear Garden

**FIRST FLOOR**

Landing • Bedroom One With Fitted Wardrobes • Bedroom Two • Bedroom Three With Built In Cupboard • Bathroom With Airing Cupboard & Separate Shower

**OUTSIDE**

Block Paved Private Driveway • Single Garage • Front Garden With Hedge Boundary • South East Facing Established Rear Garden With Patio & Lawn & Great Levels Of Privacy • Herbaceous Borders & Timber Storage Shed • Gated Side Access

**FURTHER INFORMATION**

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

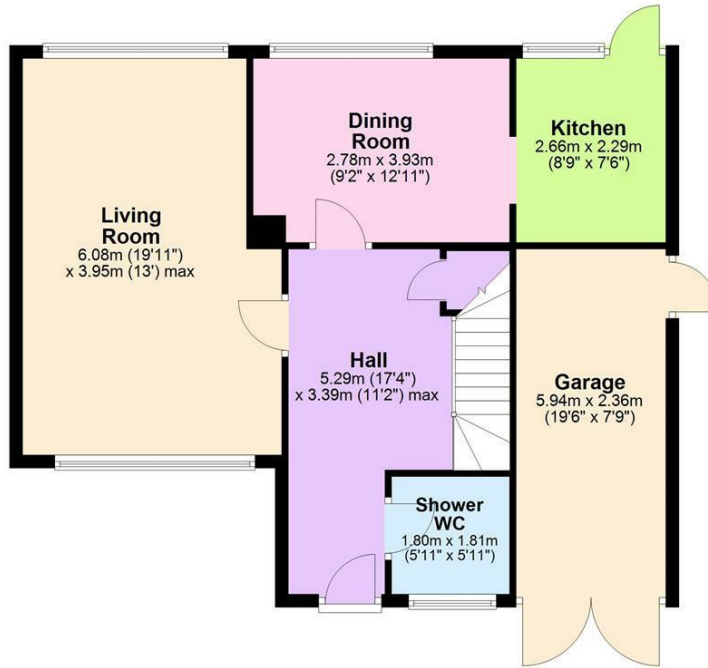






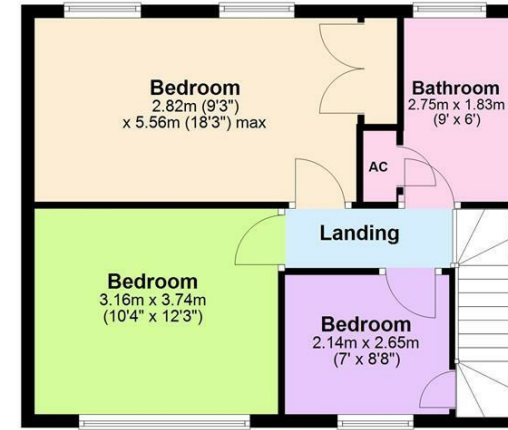
### Ground Floor

Approx. 75.5 sq. metres (813.1 sq. feet)



### First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 119.9 sq. metres (1290.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Not All Agents Are Equal..