



2 Parsons View, Lichfield  
Lichfield WS13 6FB

Downes & Daughters  
ESTATE AGENCY



## 2 Parsons View, Lichfield Lichfield WS13 6FB £495,000

An immaculately presented detached bungalow home, occupying an enviable position on this select development of just eight dwellings within a highly coveted corner of Darwin Park. Perfectly positioned for easy access to the City Centre and the 'all important' Waitrose Superstore, these contemporary homes were built in 2018 to great acclaim, boasting superb 'eco credentials' and finished to an exacting standard in a flawless contemporary style. Sitting behind an exquisite manicured garden, this impressive property extends to over 1,000sq.ft and has the rare benefit of a single garage and two separate private driveways. The internal accommodation comprises: An entrance hallway with large storage cupboard, spectacular open plan kitchen dining and living space with vaulted ceilings and access to the rear garden, principal bedroom with fitted wardrobes and an en suite shower room, dining room or bedroom three, second bedroom and a family bathroom. Externally there is a single garage, private driveway, second gated driveway currently used as a patio courtyard seating area, neatly presented fore garden and a simply stunning, professionally landscaped, rear garden with manicured lawn, patio seating areas and stylishly planted borders.

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

### INTERNAL ACCOMMODATION

Entrance Hallway With Composite Front Door & Large Storage Cupboard • Outstanding Open Plan Kitchen Diner & Living Room With Access To Rear Garden • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Two • Bedroom Three Or Dining Room • Family Bathroom

### OUTSIDE

Manicured Front Garden With Shaped Lawn • Single Garage With Utility Area & Electric Sectional Door • Private Driveway • Second Gated Driveway Currently Used As Side Patio Seating Area • Simply Stunning Professionally Landscaped Rear Garden • Neat Lawn & Patio Seating Areas • Stylishly Planted Borders • Side Storage Area With Access To Garage

### FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band ? • Energy Rating ? • Mains Drainage, Water & Electricity • Broadband & Fibre Available • Underfloor Heating Powered By Air Source Heat Pump • Superb Eco Credentials

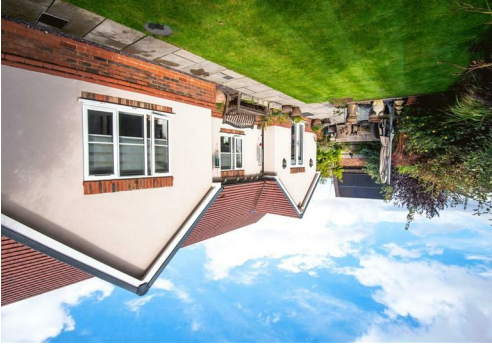








5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
www.downesanddaughters.co.uk



Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	Maximum
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
80		
93		



Not All Agents Are Equal...