
11 Chapel Lane, Whittington
Lichfield WS14 9JT
Downes & Daughters
ESTATE AGENCY

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£250,000

A wonderful opportunity to purchase a three bedroom, semi detached house within the King Edward's catchment area at the very heart of this popular Staffordshire village, offered for sale with no onward chain. Occupying an impressive plot on this secluded yet centrally located lane and in need of some updating, this flexible family home offers real potential to purchasers looking to put their own stamp on a property. Comprising: Entrance hallway, living room, dining room and kitchen on the ground floor and three bedrooms and a bathroom and separate wc on the first floor. With plenty of scope to extend (subject to relevant planning approvals) without detracting from the gardens. Externally there is also an extensive gated private driveway, substantial and well presented front and rear gardens, with the rear garden benefitting from great levels of privacy and a sunny southerly aspect. There is also a large 'chalet style' garden cabin with living room, bedroom and shower room.

Buyers must be aware that this property is of non standard construction and must seek independent advice on its mortgageability.

GROUND FLOOR
Entrance Hallway • Living Room With Log Burner • Dining Room • Kitchen

FIRST FLOOR
Landing • Bedroom One • Bedroom Two • Bedroom Three • Bathroom • Separate WC

OUTSIDE
Well Presented Lawned Front Garden • Extensive Gated Private Driveway • Substantial South Facing Rear Garden • Well Presented With Neat Lawn, Patio Seating Areas & Established Borders • Large 'Chalet Style' Garden Cabin With Shower Room, Living Room, Bedroom, Power & Lighting • Two Storage Sheds

FURTHER INFORMATION
No Onward Chain • Freehold (TBC By Solicitor) • Energy Rating G • Council Tax Band C • Upvc Double Glazing • Electric Central Heating • All Mains Services • King Edward's Catchment





















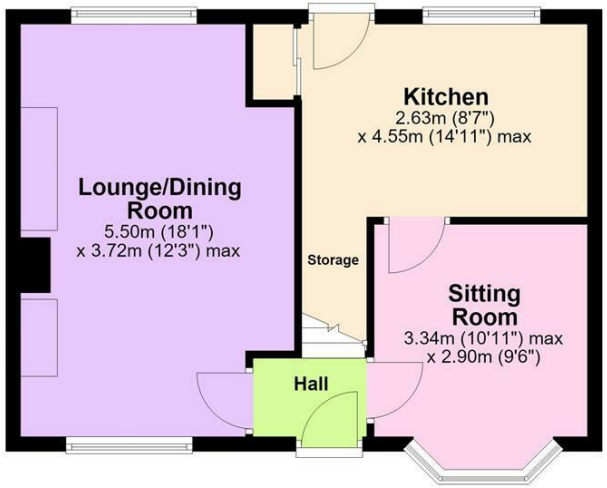






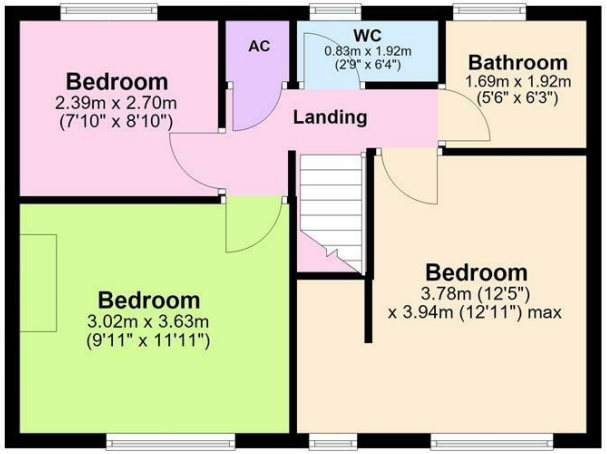
Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)

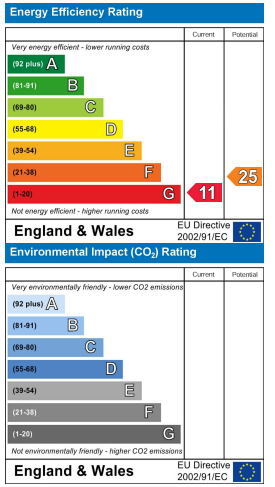


First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 sq. feet)





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