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# Stowecroft, Lichfield

£525,000

5 2 2





A very spacious and wonderfully positioned five bedroom home in an always popular location. This fabulous detached property in Stowecroft of Lichfield comes to the market with a significant number of boxes ticked, from the exceptional choice of living space, to the private, spacious garden and proximity to Stowe Pool and Lichfield City Centre. The accommodation itself is set across two floors, with an entrance hall, large lounge/diner, sitting room, kitchen, shower room and one of the bedrooms to the ground floor, whilst the four other bedrooms, bathroom and attic room occupy the first. Externally, a lawned garden and spacious driveway occupy the frontage, whilst a substantial, private and well maintained garden also laid mainly to lawn sits to the rear, with neighbouring allotments beyond. Location-wise, the property benefits from being comfortably less than a mile from the very centre of Lichfield, with all amenities available including Lichfield Cathedral, Lichfield City & Trent Valley train stations, Beacon Park, bars, restaurants and major supermarkets whilst the scenic Stowe Pool is also just a couple of minutes' walk away. A viewing is heavily advised in order to appreciate all on offer.

### Entrance Hall

A front facing UPVC double glazed door sits beside a front facing UPVC double glazed window and opens to a spacious entrance hall, fitted with a wood effect flooring, radiator and a useful storage cupboard.

### Exterior

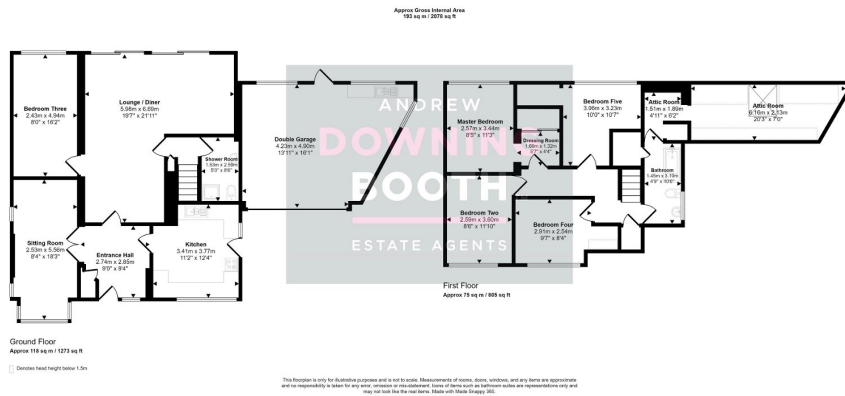
The property sits on an attractive and generous plot, with a brick paved driveway to the frontage leading down one side of the property and up to the garage. A well maintained lawn also sits to the frontage with mature shrubs to the perimeters whilst a slab paved pathway leads up to the front door and down the other side of the property, with a gate opening to provide access to and from the rear garden. To the rear is a very private and well maintained garden, with a slab paved patio running along the nearest side of the property. A well maintained lawn sits beyond, with a range of mature



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- Five Bedroom Detached Property
- Exceptional Living Space
- Generous Rear Garden Backing On To Neighbouring Allotments
- Popular Location Close To Stowe Pool & Centre Of Lichfield
- Downstairs Shower Room
- Spacious Driveway & Double Garage
- EPC Rating:
- Council Tax Band:



09010204\_17-02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
9 Stowe Croft LICHFIELD WS13 6LY	Energy rating <b>D</b>	Valid until: 19 July 2032 Certificate number: 2009-3018-6202-4204-4204																																
Property type	Detached house																																	
Total floor area	157 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-2020">guidance for landlords on the requirements and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-2020">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-2020</a>																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>← D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	← D		39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificates.service.gov.uk/energy-certificate/2009-3018-6202-4204-4204?print=true>