



ANDREW
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ESTATE AGENTS

Kestrel Close, Whittington, Lichfield

Offers Over £550,000

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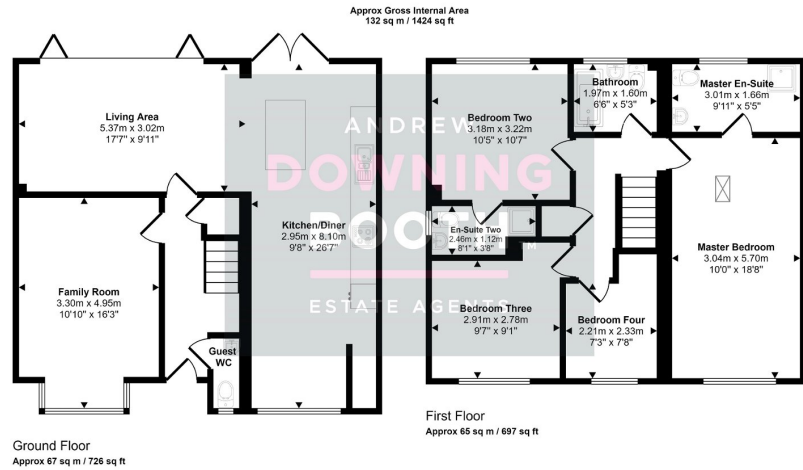


A simply exceptional four bedroom home in a highly desirable location, presented impeccably throughout each and every room. Properties often tick a few boxes whilst failing to tick others, but with this particular detached home in Kestrel Close of Whittington, you will struggle to find a box not ticked, from its tucked away position upon a generous corner plot, to the consistently impressive room sizes throughout and spectacular open plan kitchen/living/diner. The picturesque village of Whittington is an incredibly sought after village and it's no wonder as to why, with scenic surrounding countryside, very easy access to Lichfield and other surrounding areas and the Birmingham and Fazeley canal just a short walk away. The accommodation itself is set across two floors, with a through entrance hall, family room, breathtaking open plan kitchen/living/diner and guest WC, whilst to the first floor are the four main bedrooms (Master and second both boasting their own en-suite) and family bathroom. Impressive and well maintained lawned gardens sit to both the front and rear, with a raised decked area providing a home for outdoor furniture during the warmest times of the year. Some might just call this 'the perfect family home', so we must advise booking in a viewing at your earliest convenience.

Note

We understand there is a water pipe passing down the left hand side of the property and therefore the property does not have the potential to be extended on this side.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- Substantial Four Bedroom Detached Home
- Master & Second Bedroom Both With En-Suite
- Highly Desirable Location Within Village Of Whittington
- EPC Rating: C
- Exceptional Presentation Throughout
- Tucked Away Corner Position Upon Spacious Corner Plot
- Spectacular Open-Plan Kitchen/Living/Diner
- Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		