



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Tewnals Lane, Lichfield

Offers Over £500,000

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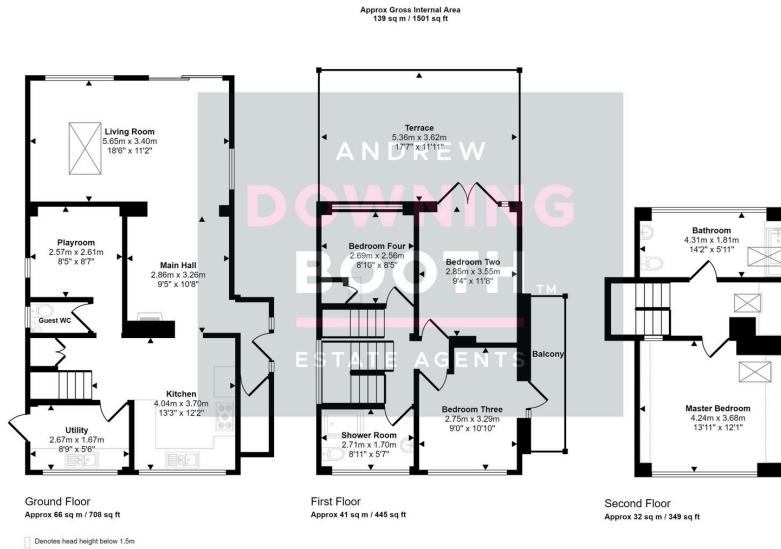
An incredibly finished and heavily extended four bedroom home, enjoying spectacular far-reaching views over neighbouring countryside. This unique detached property on Tewnals Lane offers fabulous features on every floor, from the impressive range of living space to the ground floor, superb private terrace off bedroom two to the first, and the spectacular Master suite boasting its own wonderful en-suite bathroom; both enjoying beautiful scenic outlooks.

Location-wise, the property sits less than a ten minute drive from the very centre of Lichfield, benefitting from easy access to a wide range of amenities, including major supermarkets, Beacon Park, various bars/restaurants and Lichfield City train station, whilst the highly renowned Lichfield Golf & Country Club sits within walking distance.

The accommodation is set across three floors, with a welcoming entrance hall, large living room, tasteful contemporary kitchen with matching utility room, flexible playroom and guest WC all to the ground floor, with three of the four bedrooms (bedroom two with French doors opening out to a tranquil, idyllic and private roof terrace, and bedroom three with its own private balcony) and shower room all to the first floor, whilst the second floor is dedicated to a simply superb Master suite, study area, stunning bathroom and full height windows. A large driveway and low maintenance, private rear garden make up the property's exterior.

Properties offering such an abundance of living space, exquisite presentation and a desirable semi-rural location that perfectly blends practicality with tranquillity, simply must be viewed in order to be appreciated.





- Four Bedroom Detached Property
- Spectacular Master Suite With En-Suite Bathroom & Full Height Windows
- ~~Overlooking Private Terside~~ Off Second Bedroom
- Desirable & Convenient Semi-Rural Location
- Council Tax Band: C
- Beautifully Renovated Throughout
- Stunning Views To Front & Rear Of Neighbouring Countryside
- Very Attractive Kitchen With Matching Utility Room
- Spacious Driveway & Low Maintenance Private Rear Garden
- EPC Rating: TBC



Energy Efficiency Rating

England & Wales

Rating	Score Range	Notes	Current	Potential
A	(92 plus)	Very energy efficient – lower running costs		
B	(81-91)			
C	(69-80)			
D	(55-68)			66
E	(39-54)			
F	(21-38)			
G	(1-20)	Not energy efficient – higher running costs		

EU Directive 2002/91/EC

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