



4 Fisherwick Close, Whittington  
Lichfield WS14 9PD

Downes & Daughters  
ESTATE AGENCY



## 4 Fisherwick Close, Whittington Lichfield WS14 9PD £319,950

A thoroughly impressive and stylish 'open plan' three bedroom semi detached family home with a south facing rear garden situated on a quiet residential cul-de-sac within the King Edward's catchment area. Finished to an exacting standard and cleverly refurbished to create the most wonderful open plan ground floor flooded with natural light. Neatly presented throughout in a contemporary style with Nest heating system the internal accommodation comprises: entrance hallway, living room, kitchen diner, conservatory and utility on the ground floor and three bedrooms and a luxury bathroom on the first floor. Externally there is an integral single garage, private driveway and fore garden, side storage area and an impressive south facing rear garden.

Viewing is strongly advised to appreciate the plot size and faultless modern design.

### GROUND FLOOR

Entrance Hallway • Utility • Living Room • Kitchen Diner • Conservatory

### FIRST FLOOR

Landing • Bedroom One (built in wardrobe) • Bedroom Two (built in wardrobe) • Bedroom Three (built in wardrobe) • Bathroom (with bath & shower)

### OUTSIDE

Lawned Fore Garden • Driveway For Two Cars • Side Storage Area • Lawned Rear Garden With Patio & Storage Shed

### FURTHER INFORMATION

Upvc Double Glazing Throughout • Oak Doors On Ground Floor • Nest Heating System • Gas Central Heating • King Edward's Catchment







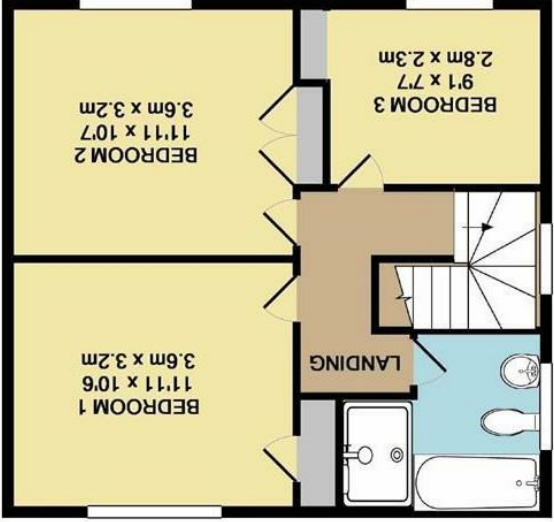


5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
www.downesanddaughters.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2016

1ST FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT. (43.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 609 SQ.FT. (56.6 SQ.M.)



Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	Maximum
77	61	81
Energy Efficiency Rating		
66	81	81
England & Wales		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - higher running costs	Very energy efficient - higher running costs	Very energy efficient - higher running costs
(1-20)	(1-20)	(1-20)
A	A	A
B	B	B
C	C	C
D	D	D
E	E	E
F	F	F
G	G	G



All Agents Are Equal...