



10 Colting Drive, Lichfield
Lichfield WS13 8FJ

Downes & Daughters
ESTATE AGENCY

10 Colling Drive, Lichfield Lichfield WS13 8FJ Offers over £325,000

NO CHAIN

A simply stunning example of a contemporary townhouse which has been reconfigured to offer five bedrooms in addition to the funky 'open plan' ground floor and a first floor formal living room. Occupying an enviable position within this coveted corner of Darwin Park with an open green outlook to the fore and parking and a partially converted garage. The accommodation extends to some 1,361 sq.ft and is laid out over three floors offering flexible and modern spaces all presented in a faultless modern style. The ground floor comprises an entrance hallway with storage area, a sitting room which then flows seamlessly in to a modern kitchen diner with double doors opening to the rear garden. The ground floor is then completed by the more functional utility and cloakroom. The first floor offers a wonderfully bright living room, a family bathroom and two bedrooms whilst the second floor boasts an opulent principal bedroom suite with en suite shower room and two further bedrooms. The bedroom layout has been cleverly designed with flexibility in mind and they are currently used as three bedrooms and two home offices. Externally the property benefits from the most delightfully colourful fore and rear gardens with gated access to the extensive rear parking and a partially converted garage which is currently used as a home gym.

Viewing is essential to appreciate the attractive nature, funky styling and enormously flexible accommodation on offer.

GROUND FLOOR

Entrance Hallway • Sitting Room • Kitchen Diner • Utility • Cloakroom

FIRST FLOOR

Living Room • Bathroom • Bedroom • Bedroom

SECOND FLOOR

Landing • Principal Bedroom Suite • En Suite Shower Room • Bedroom • Bedroom

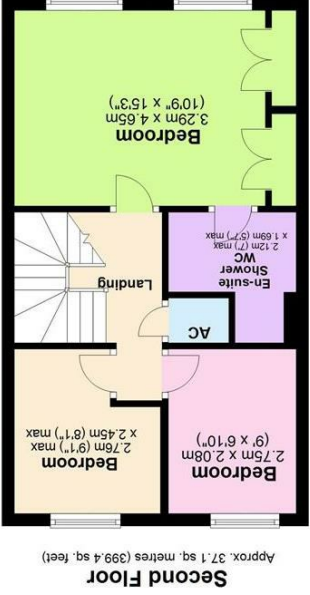
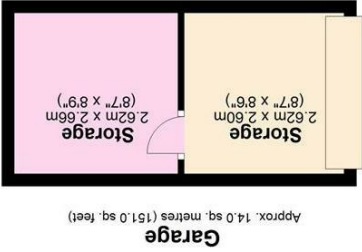
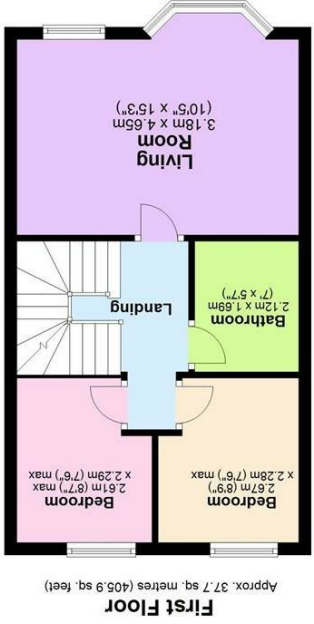
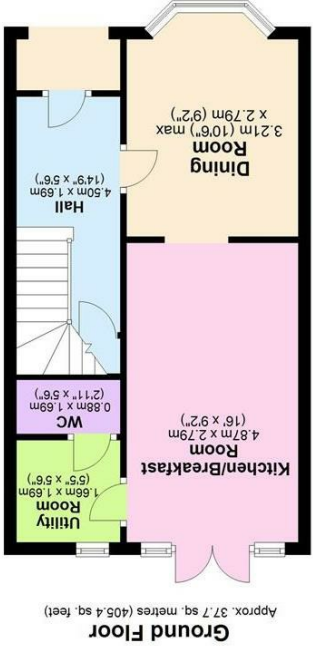
OUTSIDE

Parking For Two Cars • Partially Converted Garage • Delightful Fore & Rear Gardens • Pleasant Open Outlook • NO CHAIN





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www.downesanddaughters.co.uk



Environmental Impact (CO ₂) Rating	
Current	80
Minimum	79
Energy Efficiency Rating	
Current	79
Minimum	78
England & Wales 2020/21 EC	
Very energy efficient - lower running costs	A
Very energy efficient - higher running costs	G



Not All Agents Are Equal...