



NO. 3 | BEECHWOOD | WHITTINGTON | STAFFORDSHIRE | WS14 9PQ

Downes  
&  
Daughters  
ESTATE AGENCY







# NO. 3

BEECHWOOD | WHITTINGTON | STAFFORDSHIRE | WS14 9PQ

£650,000

A very rare opportunity to purchase a three bedroom detached bungalow on this select private development of just four properties in a secluded position falling within the King Edward's catchment area. One of Whittington's best kept secrets, on the village's rural fringe, this substantial home offers stylishly presented modern interiors extending to 1,878 sq.ft all finished to the most exacting of standards. The flexible and spacious accommodation is arranged over a single floor with the perfect balance of living and bedroom space. A wonderfully bright hallway has a modern guest cloakroom and leads to a spectacular kitchen, dining and family room, finished in a modern style with a full range of integrated appliances and a granite worksurface. Bi-fold door to the rear give access to the garden and the space can be further opened up by the double doors leading to the impressive living room. A contemporary inset ceramic log gas fire gives a focal point to the room and the dimensions allow it to be used almost as two rooms with a TV seating area to the front and a separate sitting area to the rear overlooking the garden. The living

accommodation is then further enhanced by a separate study and utility room. The bedrooms are equally impressive boasting a principal suite with opulent en suite shower room, two further double bedrooms and a second luxury shower room also finished in a contemporary style. Occupying an extensive plot the external attributes include private driveway parking for a number of vehicles, integral double garage, impressive lawned rear garden with patio seating areas benefiting from exceptional levels of privacy.

Viewing is essential to appreciate the exceptional nature of this delightful home and its enviable position within the village.





## INTERNAL ACCOMMODATION

A wonderfully bright hallway has a modern guest cloakroom and leads to a spectacular kitchen, dining and family room, finished in a modern style with a full range of integrated appliances and a granite worksurface. Bi-fold door to the rear give access to the garden and the space can be further opened up by the double doors leading to the impressive living room. A contemporary inset ceramic log gas fire gives a focal point to the room and the dimensions allow it to be used almost as two rooms with a TV seating area to the front and a separate sitting area to the rear overlooking the garden. The living accommodation is then further enhanced by a separate study and utility room. The bedrooms are equally impressive boasting a principal suite with opulent en suite shower room, two further double bedrooms and a second luxury shower room also finished in a contemporary style.







#### WHY WE LOVE THIS HOUSE...

3 Beechwood is in a secluded and tranquil cul-de-sac of only 4 houses with the entrance via a private driveway. Views at the rear stretch across beautiful countryside giving that rural feel, but It's close proximity to Whittington Main Street means all Whittington has to offer is within easy walking distance and the open countryside, Bitend Field and Jubilee Park are just as easy to access for strolling with the dog or for those that simply like an amble in the fresh air. 3 Beechwood is a bright modern home consisting of large open plan kitchen diner with bifold doors, large lounge, study, 3 double bedrooms, 2 bathrooms.

The quiet, safe location, at the end of this cul-de-sac, has proved to be perfect for the right level of privacy, enough away from the hustle and bustle of village life, but close enough to be part of the community. We have enjoyed sitting in the garden looking across the fields with a morning coffee or an early evening glass of wine, walking the dog around the village and catching up with village life and watching our grand daughter develop her riding skills at the nearby Coton Farm stables.

Warm and cosy in winter, bright and sunny in the winter, we have spent many happy years at 3 Beechwood watching our family and friends come and go enjoying large Christmas gatherings, cosy meals and summer BBQs. It's been a perfect home.





## OUTSIDE

Occupying an extensive plot the external attributes include private driveway parking for a number of vehicles, integral double garage, impressive lawned rear garden with patio seating areas benefiting from exceptional levels of privacy.







**LOCATION** Situated at the heart of Whittington, close to the Cathedral City of Lichfield. Whittington is a sought after village with good everyday facilities including a doctor's surgery, chemist, post office, village store and public houses. There is also a primary school which falls into the catchment area for King Edward VI School in Lichfield. Whittington is well located with central Birmingham and Birmingham International Airport both only 21 miles distance. The A38, A5, M6 Toll, M6 and M42 are all within easy reach. Regular trains run from Lichfield and Tamworth to London Euston with a journey time of under 1 hour 30 minutes.







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