



29 Spring Lane,
Whittington WS14 9LX

Downes & Daughters
ESTATE AGENCY

29 Spring Lane, Whittington WS14 9LX £325,000

A superb opportunity to acquire a four bedroom end terrace family home, in need of some modernisation, with a good sized rear garden in an easily accessible position within this popular residential address. Offered for sale with no onward chain and falling within the King Edward's catchment area, only moments away from canal walks, Noddington and Bit End play parks and a wide range of amenities in the centre of the village. A glance at neighbouring properties shows the future potential, subject to relevant planning consents, these charming homes offer with the current accommodation comprising: Porch, entrance hallway, kitchen, living and dining room, garden room and shower room on the ground floor, three bedrooms, all with built in wardrobes and a bathroom on the first floor and a further double bedroom with eaves storage on the second floor. Externally the property benefits from a block paved private driveway, storage garage and an established, good size, neatly presented rear garden with shaped lawn, established borders and patio seating area.

Viewing is essential to appreciate the enormous potential on offer.

GROUND FLOOR

Porch • Entrance Hallway • Kitchen • Living & Dining Room • Garden Room • Modern Ground Floor Shower Room With Door To Garage

FIRST FLOOR

Landing • Bedroom One (built in wardrobe) • Bedroom Two (built in wardrobe) • Bedroom Three (built in wardrobe) • Bathroom

SECOND FLOOR

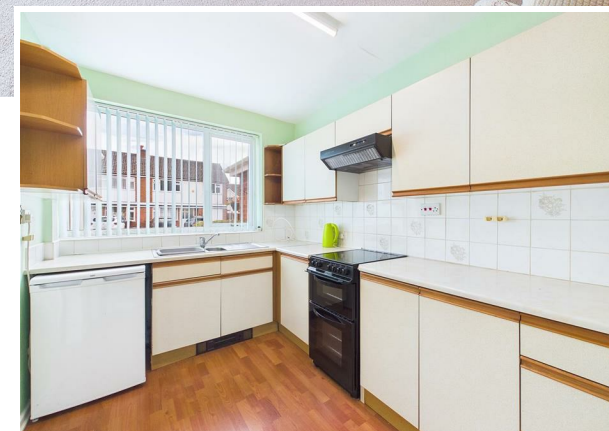
Landing • Bedroom With Eaves Storage On Both Sides

OUTSIDE

Block Paved Private Driveway • Storage Garage • Good Size Established Rear Garden • Neatly Presented With Shaped Lawn & Attractive Borders • Patio Seating Area • Gravelled Section At The Foot Of The Garden With Greenhouse & Storage Shed • Gated Side Access

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • King Edward's Catchment Area • Upvc Double Glazing • All Mains Services

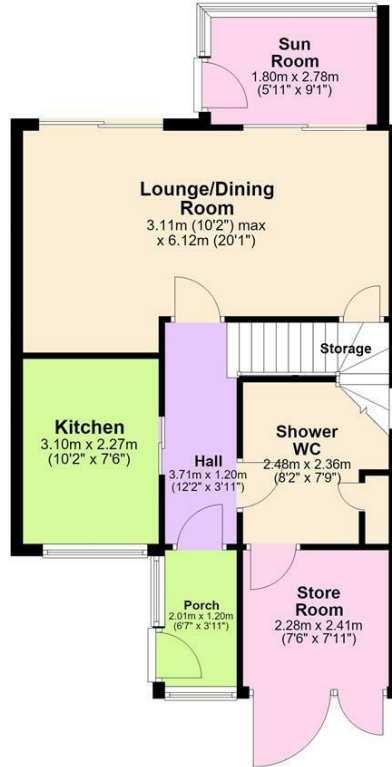






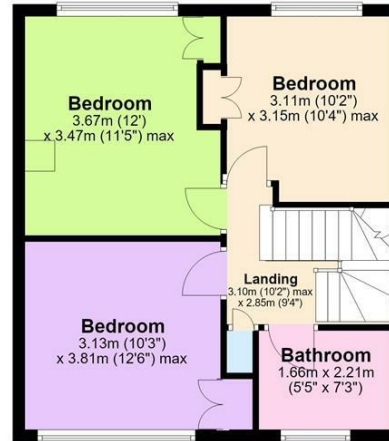
Ground Floor

Approx. 56.5 sq. metres (608.5 sq. feet)



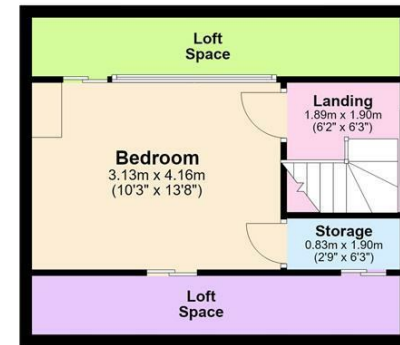
First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Second Floor

Approx. 32.7 sq. metres (351.4 sq. feet)



Total area: approx. 131.7 sq. metres (1417.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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



Not All Agents Are Equal...