



HILLMAN DRIVE

1 Hillman Drive, Streethay
Lichfield WS13 8GQ

Downes & Daughters
ESTATE AGENCY

1 Hillman Drive, Streethay Lichfield WS13 8GQ Price guide £500,000

Occupying an enviable corner plot on this incredibly popular development, with a landscaped southeast facing garden, this impressive family home occupies a desirable and easily accessible position only moments away from the 'Outstanding' Streethay Primary School and range of amenities and 0.3 miles from Lichfield Trent Valley Station. This wonderfully popular layout is stylishly presented by the current owners and extends to nearly 1,600 square feet. Comprising: Entrance hallway with guest cloakroom, living room, sitting room/study, utility room and a showpiece triple aspect open plan kitchen and diner with access to the rear garden. The first floor is equally impressive with the elegant gallery landing being a popular design feature of this property type, a principal bedroom and modern en suite shower room, three further double bedrooms and a family bathroom. Externally the property benefits from one of the larger gardens on the estate and is drenched in sun from the south easterly aspect. The front and side garden is stylishly presented with a neat lawn and boundary hedge. The walled rear garden has benefitted from a major makeover with covered patio seating area with built in seating, neat lawn and attractive raised borders. A side gate gives access to the private driveway and single garage with power and lighting.

Viewing is essential to appreciate the impressive nature of this property and its desirable position within the development.

GROUND FLOOR

Spacious Entrance Hallway Looking Up To Striking Gallery Landing (storage cupboard) • Guest Cloakroom • Triple Aspect Kitchen Diner Stacked With Access To Rear Garden • Utility Room Also With Access To Garden • Attractive Double Aspect Living Room With Access To Rear Garden • Playroom / Study

FIRST FLOOR

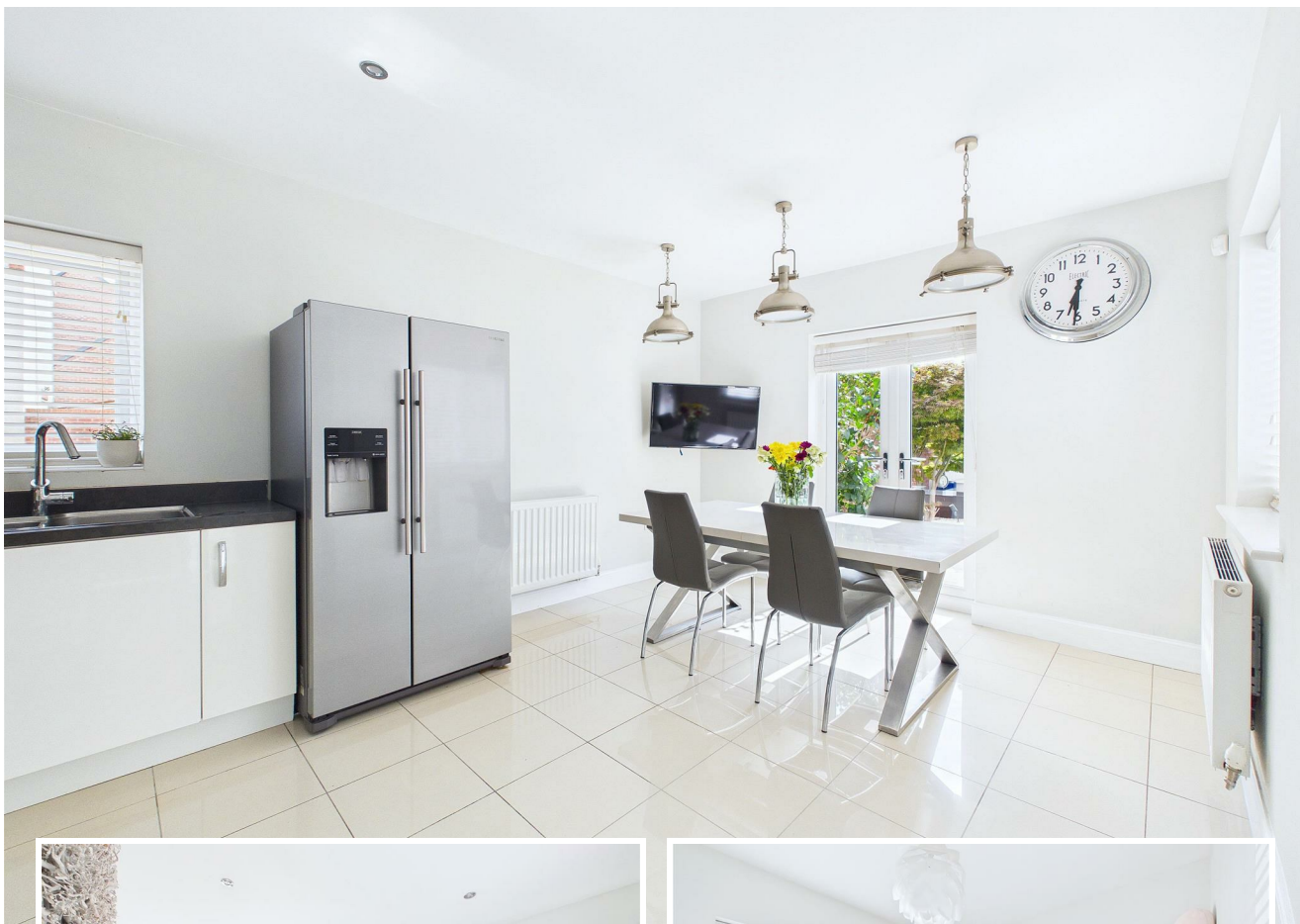
Elegant Gallery Landing • Principal Bedroom With Lobby Style Entrance • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Family Bathroom

OUTSIDE

Manicured Front & Side Garden With Neat Boundary Hedge • Private Driveway Parking Adjacent To The Property • Garage With Power & Lighting • South East Facing Landscaped Walled Rear Garden • Neat Lawn • Covered Patio Seating Area • Built In Seating • Gated Side Access • Stylish Raised Borders

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Estate Charge Of £??? PA • Energy Rating B • Council Tax Band F • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • Lichfield Trent Valley Station 0.3 Miles Away • Moments Away From Amenities & 'Outstanding' Streethay Primary School







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1592 ft²
147.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



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