



14 Spring Lane, Whittington  
Lichfield WS14 9LX

Downes & Daughters  
ESTATE AGENCY

14 Spring Lane, Whittington  
Lichfield WS14 9LX  
£325,000

A rare opportunity to acquire an extended, three bedroom detached property within a select group of homes occupying generous plots, set around a small 'green' on this popular village estate. Falling within the King Edward's catchment area and offered for sale with no onward chain this delightful family home is the classic 'blank canvas' and offers the discerning buyer huge future potential. Currently comprising: entrance porch, through living room, dining room and a kitchen diner & family room on the ground floor and three bedrooms, all with fitted storage, a bathroom and separate shower room on the first floor. The property is further enhanced by a, simply stunning, manicured rear garden, backing on to Whittington Wood, private driveway parking and a single garage.

Viewing is essential to appreciate the desirable location of this property and future potential it offers.

**GROUND FLOOR**

Entrance Porch • Living Room • Dining Room • Kitchen Diner & Family Room  
• Inner Hallway

**FIRST FLOOR**

Landing • Bedroom One (fitted wardrobes) • Bedroom Two (built in wardrobe)  
• Bedroom Three (built in wardrobe) • Bathroom • Shower Room

**OUTSIDE**

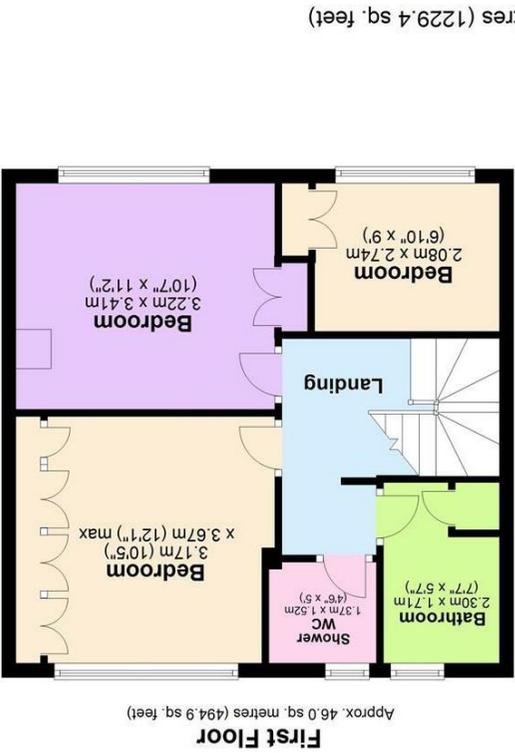
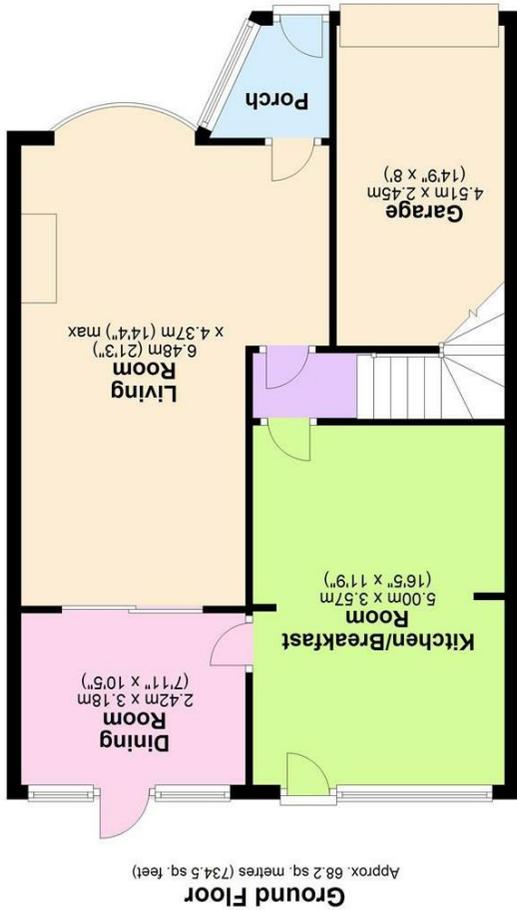
Stylishly Planted Fore Garden • Tarmac Driveway • Single Garage • Manicured  
Established Rear Garden • Shaped Lawn • Block Paved Patio • Backing On To  
Whittington Wood







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



Total area: approx. 114.2 sq. metres (1229.4 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	49
Target	48
Very environmentally friendly - lower CO <sub>2</sub> emissions (192 ppwh) A (17-21) B (17-21) C (21-30) D (30-40) E (30-40) F (40-50) G (40-50)	
EU Directive 2002/91/EC More environmentally friendly - higher CO <sub>2</sub> emissions	
Current	45
Target	81
Very energy efficient - lower running costs (192 ppwh) A (17-21) B (17-21) C (21-30) D (30-40) E (30-40) F (40-50) G (40-50)	
EU Directive 2002/91/EC More energy efficient - higher running costs	
Current	45
Target	81
England & Wales 2020/9/IEC	