

Trafalgar Way

Lichfield, WS14 9FD

John German





Trafalgar Way

Lichfield, WS14 9FD

£350,000

An attractive three storey family home situated in a highly desirable location within Lichfield.



An attractive three-bedroom semi-detached family home situated on a popular modern development of homes nestled next to Shortbutts Park. The family home is located just off Shortbutts Lane, which is a very popular residential location due to its close proximity to nearby schools and transport links including the A38, A5 and two rail stations that offer services to Birmingham, Bromsgrove, London Euston plus many more. The city centre is home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. Beacon Park, Minster and Stowe Pools provide some lovely scenic walks. For local schooling this property falls into the catchment area for St. Michael's CofE(C) Primary School and for secondary education it's The Friary School.

Internally the property comprises of an open entrance porch with shelved side storage cupboard and a newly fitted composite entrance door opening into the welcoming hallway which has herringbone style flooring, feature wall panelling and carpeted stairs rising to the first floor landing. Doors lead to the lounge/diner, kitchen and guest cloakroom comprising a low level WC, wash hand basin with tiled splashback, herringbone style flooring and a ceiling light point.

The recently refitted kitchen has an extensive range of matching wall and base units with contrasting worksurfaces over, integrated oven with four burner gas hob and extractor above, various integrated kitchen appliances, herringbone style flooring, spotlights to the ceiling and a uPVC double glazed window to the front aspect. Moving to the rear of the property is a sizeable lounge/dining room that has a beautiful log burning stove, herringbone style flooring, two ceiling light points and uPVC double glazed French doors leading out the landscaped garden.

On the first floor there is a pleasant landing with front facing window and access to a generous sized second double bedroom with rear garden views, a front facing single third bedroom and a stylishly refitted main family bathroom.

On the second floor and one of the main features of this home is a beautiful master bedroom with twin Velux windows, a dressing area with built-in wardrobes and access to a luxury refitted contemporary en suite with double shower unit, low level WC, wash hand basin, dressing table and stylish fittings.

Outside - Single garage located to the right-hand side of the property beneath the neighbouring coach house with driveway parking in front of. A privately fenced and screened rear garden has been landscaped to include a full width patio, circular shaped brick edged lawn, well stocked shrubbery borders and a gated side entrance.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26062025

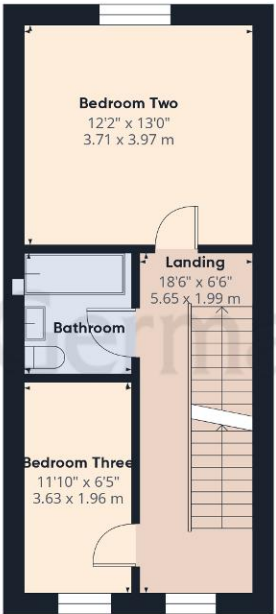
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1026 ft²

95.3 m²

Reduced headroom

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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