

# Meadowbrook Road

Lichfield, WS13 7RN



A superbly appointed Family Home with a contemporary interior situated in a popular residential area of Lichfield.

£280,000



John German

This spacious and modern three-bedroom end of terraced family home has been superbly presented & appointed throughout, offering a stylish and contemporary interior, with a two-car driveway and a low maintenance landscaped rear garden. This property is located within a popular residential area, convenient for Lichfield centre and surrounding facilities. The nearby road links include the A38, A5 and M6 Toll Road. Lichfield has two rail stations - Lichfield City station and Lichfield Trent Valley offering services to London Euston, Birmingham and many more. Lichfield's city centre offers a range of amenities including boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants.

The exceptionally well-appointed interior features a newly installed composite entrance door opening into the welcoming reception hall with Karndean flooring, oak veneered doors leading to the ground floor accommodation, carpeted stairs rising to the first-floor landing, useful understairs storage cupboard, re-fitted guest cloakroom, and large storage cupboard. The first of two reception rooms is the spacious lounge with feature box bay window to the front aspect, Karndean flooring, ceiling light point, and a square arch leading to the separate dining room. The dining room has UPVC double glazed French doors opening onto garden, Karndean flooring, ceiling light point and an archway leading into the fully fitted kitchen with a range of matching wall and base units with wooden worksurfaces over, tiled splashbacks, wall mounted boiler and various integrated kitchen appliances including oven, hob, washing machine and dishwasher. Upstairs there are three well-proportioned bedrooms, two generous doubles both with fitted wardrobe space and a single bedroom ideal as a nursery or home office. The bedrooms are serviced by the family bathroom comprising of partially tiled walls and flooring, white panelled bath with electric shower over, low level WC, wash hand basin, and a chrome style heated towel rail.

Outside to the front of the property is a driveway providing off-road parking for two vehicles, and to the rear of the property is an enclosed landscaped low maintenance rear garden with two patio seating areas, astro-turfed lawn and a variety of plants and shrubs.

**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:** Driveway  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** TBC  
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 B  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA08122025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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