



16 The Woodlands

, Lichfield, WS13 6XE

£2,000 PCM



## 16 The Woodlands

, Lichfield, WS13 6XE

Jayman is pleased to present this exceptional detached residence, offering the perfect blend of modern family living and versatile work-from-home luxury - all nestled in the sought-after city of Lichfield. This impressive, detached home boasts four to five bedrooms, offering a flexible layout ideal for modern family living. The property features a spacious living room that flows beautifully into the dining area, creating an ideal space for both relaxing and entertaining. There's a large, fitted kitchen complete with white goods and a separate utility room for added convenience.

Upstairs, the master bedroom benefits from fitted wardrobes and a private en-suite, while three additional bedrooms and a family bathroom provide ample accommodation. A versatile downstairs room offers the perfect space for a guest bedroom, home office, or playroom.

Outside, the property continues to impress. A generous rear garden includes a mix of patio, lawn, and an aluminium, louvre roofed gazebo which is perfect for outdoor entertaining in all weathers. The double garage has been partially converted, with one side offering a dedicated workroom and the other transformed into a home gym. Additionally, a detached, air-conditioned summer house at the bottom of the garden offers a tranquil space for a home office, studio, or additional workout area.

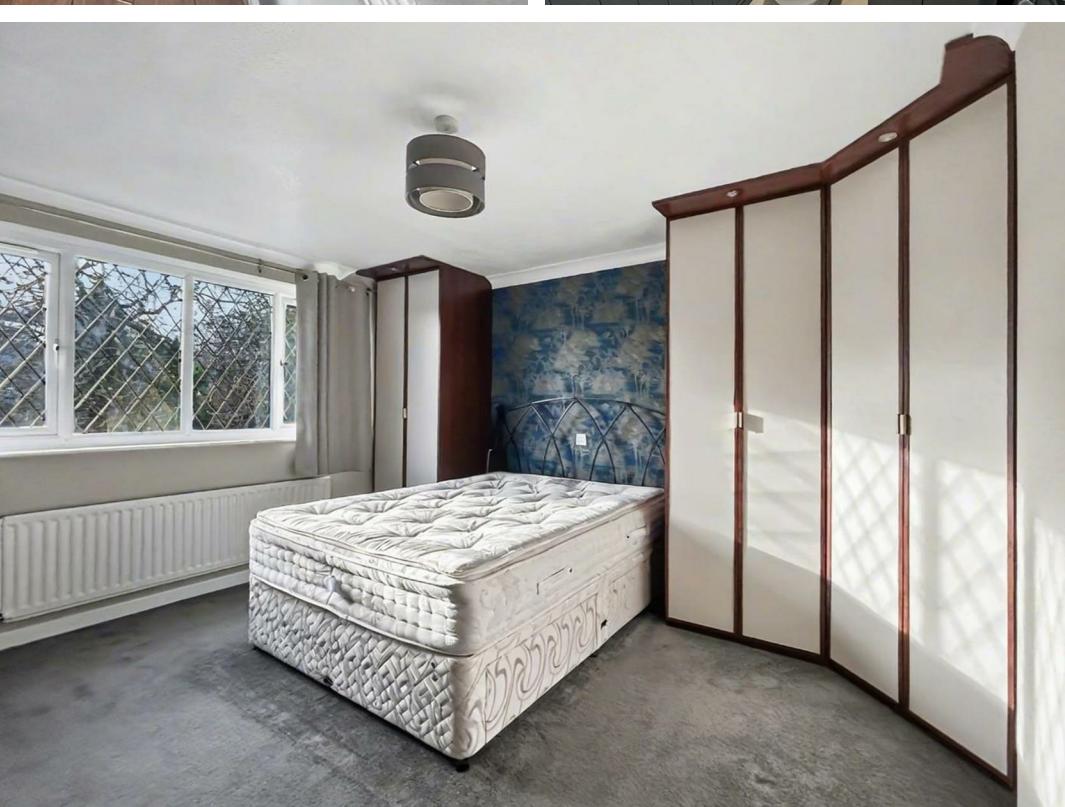
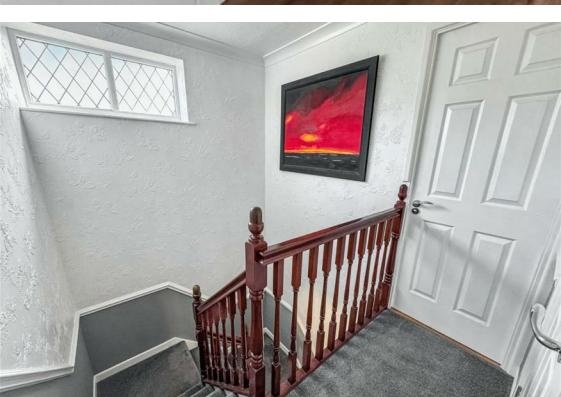
The driveway can fit multiple of cars and an EV charger has been fitted and will be left at the property.

With an EPC rating of C and located in Council Tax Band F, this property combines energy efficiency with practicality.

**Entrance Hall**

**Guest WC**





**Living Room**  
16'11" x 15'6" (5.17 x 4.74m)

**Dining Room**  
11'3" x 10'9" (3.45 x 3.28)

**Kitchen**  
14'4" x 10'7" (4.38 x 3.24)

**Utility**  
7'11" x 9'11" (2.43 x 3.03)

**Downstairs bedroom / study / playroom**  
15'3" x 8'0" (4.66 x 2.45)

**First Floor**

**Master bedroom**  
13'1" x 15'2" (4.01 x 4.63)

**Ensuite**

**Bedroom 2**  
9'5" x 11'11" (2.89 x 3.64)

**Bedroom 3**  
9'0" x 7'6" (2.75 x 2.3)

**Bedroom 4**  
9'0" x 8'7" (2.75 x 2.62)

**Family Bathroom**

**Double garage / gym / store**

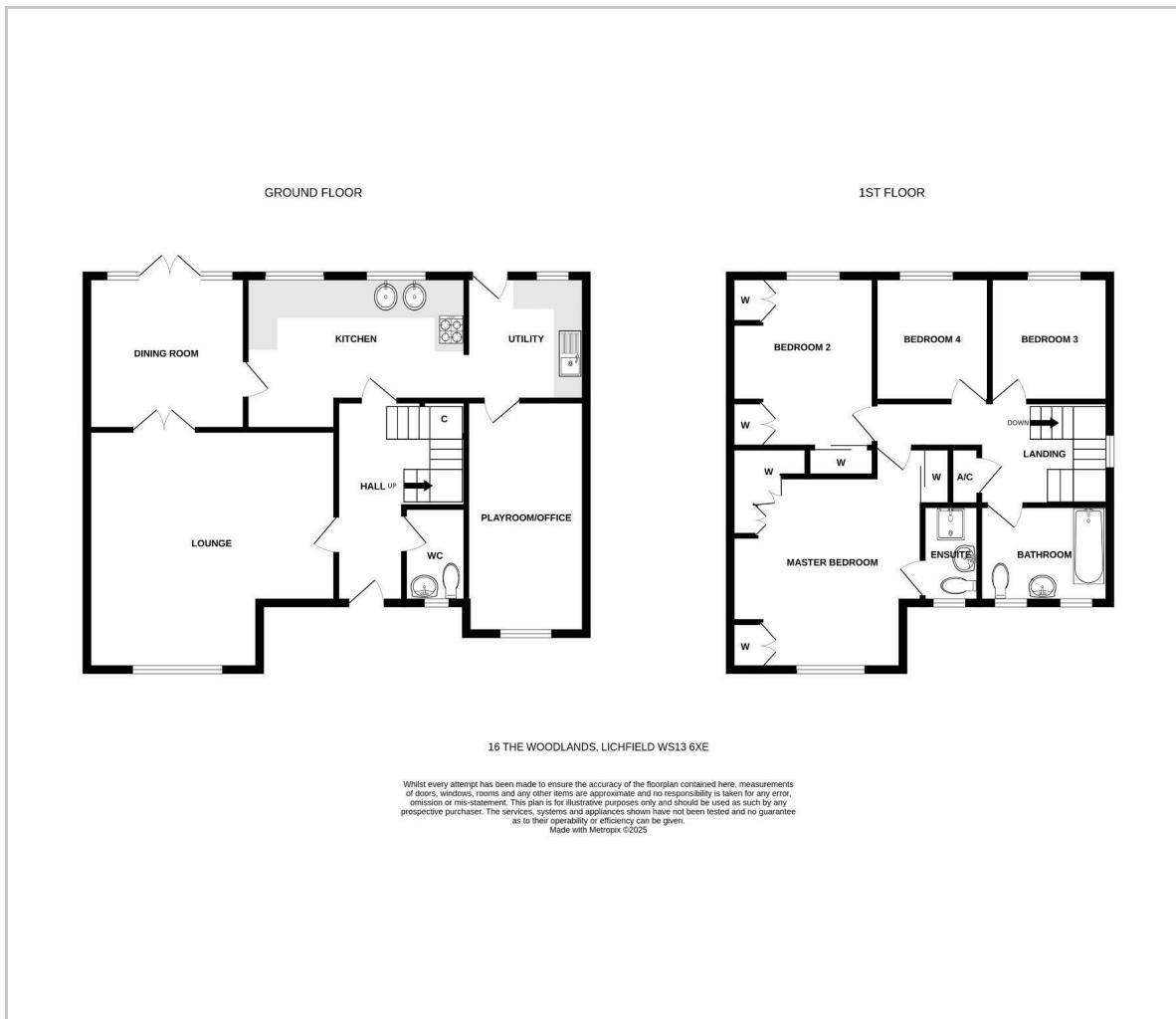
**Rear Garden**

**Air conditioned summer house/ office/ studio gym**

**Lichfield**

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## Floor Plan

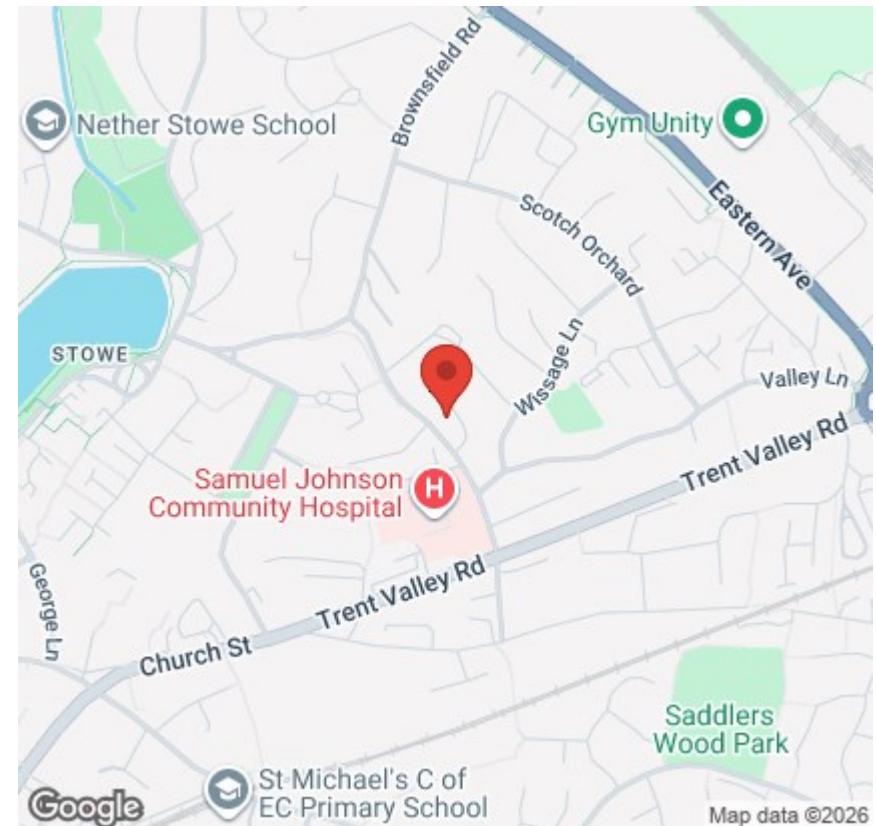


## Viewing

Please contact us on 01543 417 559 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			