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## Summary

**\*\*MODERN END TERRACED HOME \*\* NHBC REMAINING \*\* TWO BEDROOMS \*\* MODERN KITCHEN \*\* SPACIOUS LIVING/DINING ROOM \*\* MODERN BATHROOM, EN SUITE AND GUEST WC \*\* DRIVEWAY WITH PARKING FOR TWO CARS \*\* PRIVATE REAR GARDEN \*\***

Webbs Estate Agents are delighted to offer for sale, this modern two bedroomed end terraced property recently built by Taylor Wimpey, on the new development, situated on Birmingham Road, south Lichfield.

The property is in walking distance of various local amenities and also the historic Lichfield Town Centre is of a short walking distance away. The property itself very briefly comprises of, entrance door into reception hallway with stairs to first floor and doors to guest WC, access to a modern fitted kitchen and door through to a spacious main living room and dining area. Upstairs there are two good size bedrooms (master with en suite) and the family bathroom. Externally to the front there is a two car driveway, additionally there is a side gate leading to the private rear garden.

## Key Features

- MODERN END TERRACED HOME
- RECENTLY BUILT BY TAYLOR WIMPEY
- TWO BEDROOMS
- MODERN FITTED KITCHEN
- FREEHOLD ON COMPLETION
- DESIRABLE LOCATION CLOSE TO LICHFIELD CENTRE
- NHBC REMAINING UNTIL 2032
- MODERN BATHROOM, EN SUITE AND GUEST WC
- SPACIOUS OPEN PLAN LIVING/DINING ROOM
- TWO ALLOCATED PARKING BAYS AND A PRIVATE REAR GARDEN

## Rooms and Dimensions

### Reception hallway

### Guest WC

### Modern fitted kitchen

9'10" x 6'0" (3.01m x 1.84m)

### Open plan living/dining room

15'5" x 13'0" max 9'6" min (4.71m x 3.98m max 2.90m min)

### First floor landing

### Master bedroom

13'1" max 9'5" min x 8'3" (3.99m max 2.89m min x 2.54m)

### En suite

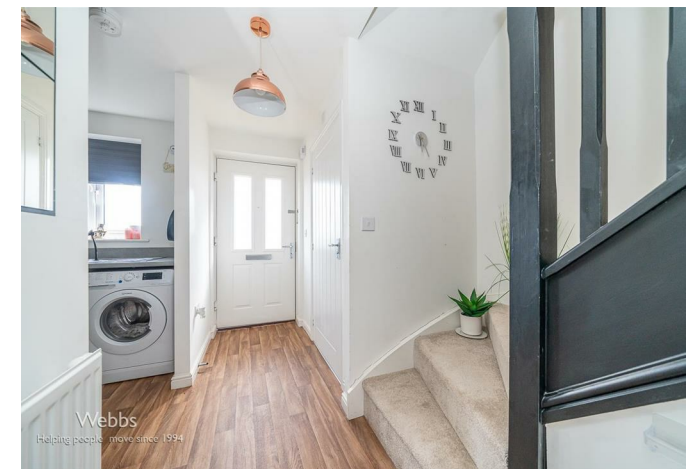
### Bedroom two

10'0" x 9'8" (3.06m x 2.96m)

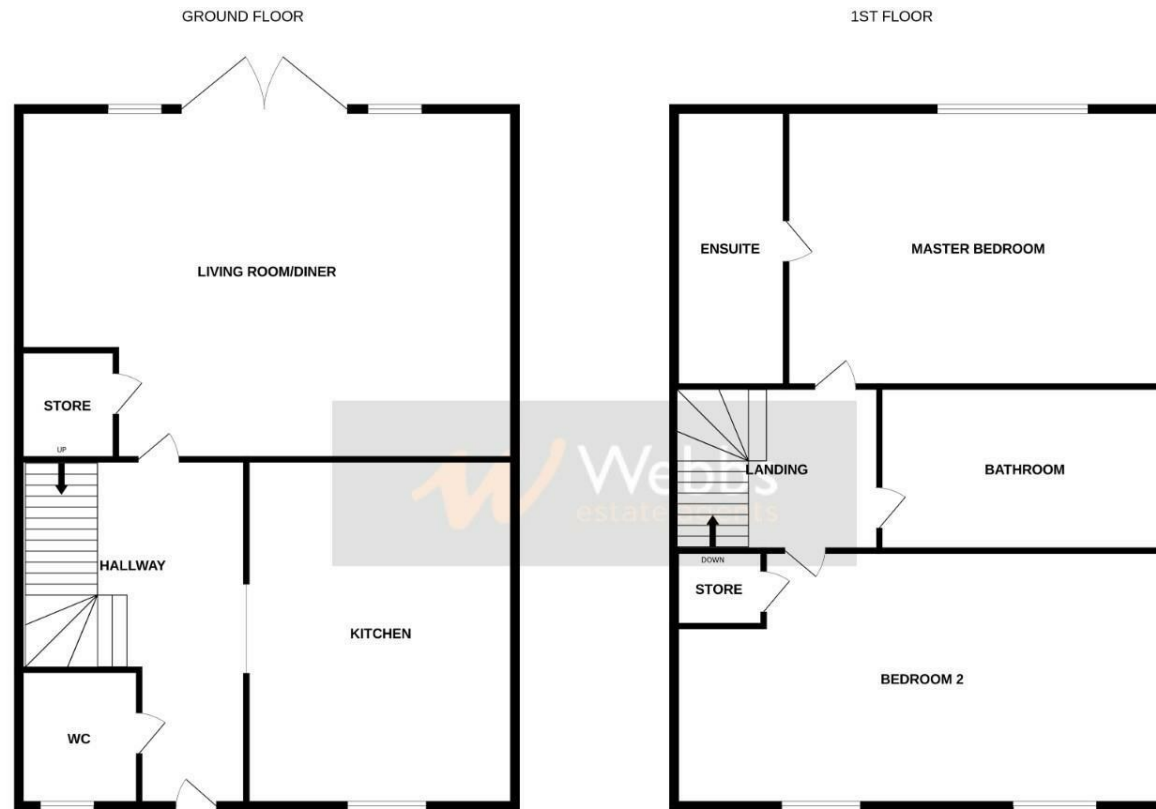
### Bathroom

### Two car driveway to the front

### Private and enclosed rear garden

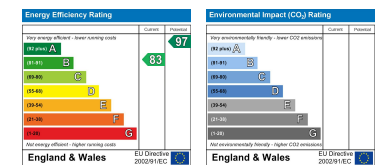






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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