



Trafalgar Way,  
Lichfield, WS14 9FD

Offers in the Region Of £425,000

# Lichfield

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This fantastic four bedroom detached spacious home is situated on Trafalgar Way in central Lichfield, within close distance of highly desirable local schooling, popular amenities, and transport links. Boasting a variety of impressive features, this property is ideal for any families searching in the area.

Approached via the attractive curb appeal with a driveway and garage to the side of the property, the internal accommodation briefly consists of a large welcoming hallway, leading into a spacious lounge with box bay window. There is a separate dining room off the hall with matching window, and a snug/dining area to the rear of the property. The kitchen/breakfast room provides ample entertainment space with breakfast space, and there is a great size downstairs guest W.C.

Upstairs off the deceptively spacious landing are four great size bedrooms, and a main family bathroom. The master bedroom to the fore benefits from fitted wardrobes and a private en-suite shower room.

Outside is a low maintenance garden, fit for a family, with patio and lawn area surrounded by fenced enclosure. The garden further benefits from an external door into the garage.





## Property Specification

FOUR BEDROOM DETACHED FAMILY HOME  
HIGHLY SOUGHT AFTER LOCATION IN LICHFIELD  
CLOSE TO LOCAL SCHOOLS, POPULAR AMENITIES &  
TRANSPORT LINKS  
THREE RECEPTION ROOMS  
KITCHEN/BREAKFAST ROOM

Hallway 16' 6" x 3' 8" (5.02m x 1.13m)

Lounge 14' 11" x 11' 5" (4.55m x 3.49m)

Dining Room 12' 9" x 8' 2" (3.89m x 2.48m)

Snug 10' 7" x 8' 10" (3.22m x 2.70m)

Kitchen/Breakfast Room 15' 1" x 8' 10" (4.59m x 2.69m)

Downstairs W.C. 4' 9" x 3' 2" (1.44m x 0.96m)

Bedroom One 15' 1" x 10' 1" (4.60m x 3.07m)

En-suite 6' 10" x 5' 1" (2.08m x 1.56m)

Bedroom Two 12' 5" x 8' 6" (3.78m x 2.60m)

Bedroom Three 9' 1" x 7' 9" (2.76m x 2.35m)

Bedroom Four 8' 11" x 7' 6" (2.73m x 2.28m)

Bathroom 7' 1" x 6' 2" (2.17m x 1.88m)

Garage 17' 3" x 8' 1" (5.27m x 2.47m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: E  
Tenure: Freehold  
Loft insulated & boarded.

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

