



Taylor Way,
Lichfield, WS13 6US

£550,000

Lichfield

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Located on Taylor Way just off Walsall Road near Lichfield City Centre, this fantastic, detached home offers any family a wonderful space to grow into.

Approached via attractive curb appeal set back from the road, with a driveway and external garage to the rear, the internal accommodation will not disappoint.

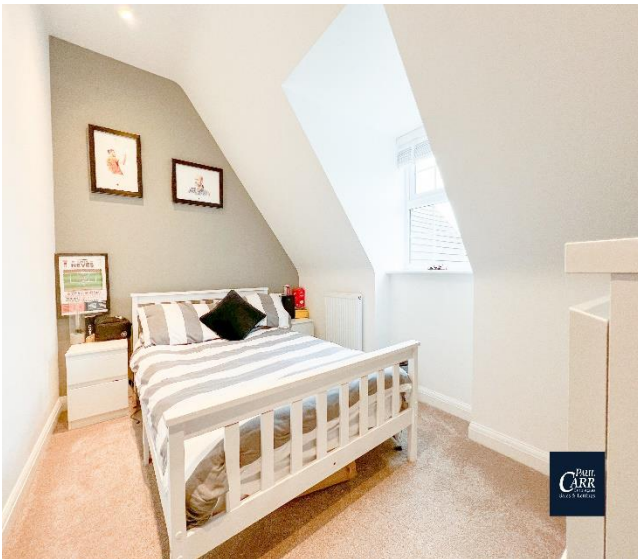
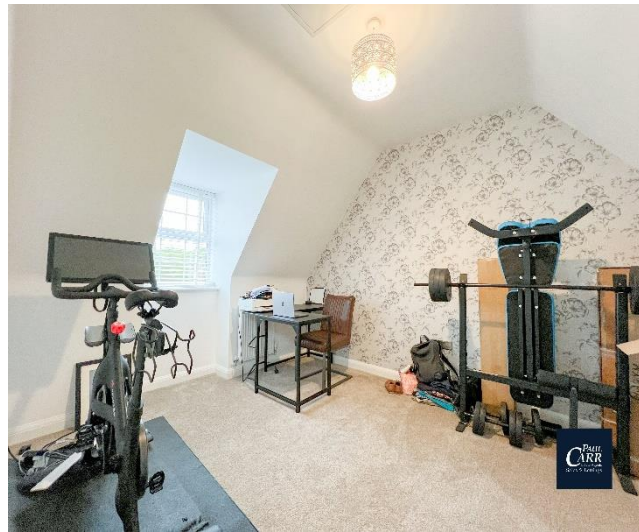
Greeted by a pleasant entrance hall with guest W.C, this home offers a cosy yet spacious lounge, with bay window and French doors into the garden, as well as a stunning open plan kitchen/diner/living area. This open plan area provides ample entertainment space for a family, with two further bay windows and sky light windows, modern fitted appliances, and access to the garden via a separate utility room.

To the first floor off the spacious landing with store cupboard are two double bedrooms and a main family bathroom. The master bedroom benefits from a unique walk-in wardrobe and private en-suite shower room.

The top floor provides a family with two further double bedrooms, and a modern fitted shower room.

Outside is a cosy low maintenance rear garden with artificial lawn, patio area, and private enclosure with a secure gate out to the rear driveway and external garage.





Property Specification

IMPRESSIVE FOUR BEDROOM DETACHED HOME
CENTRAL POSITION IN LICHFIELD
CLOSE TO LOCAL SCHOOLS, TRANSPORT, AND AMENITIES
SPACIOUS KITCHEN/DINER/LIVING AREA
SEPARATE LOUNGE

Hallway

Lounge 17' 10" x 10' 7" (5.43m x 3.23m)

Kitchen/Diner 26' 6" x 9' 11" (8.07m x 3.01m)

Utility 5' 9" x 5' 5" (1.76m x 1.66m)

Downstairs W.C. 5' 0" x 3' 1" (1.52m x 0.93m)

Bedroom One 11' 4" x 10' 4" (3.45m x 3.15m)

En-Suite 7' 2" x 4' 6" (2.18m x 1.37m)

Walk-in Wardrobe

Bedroom Two 10' 11" x 9' 9" (3.34m x 2.96m)

Family Bathroom 6' 5" x 5' 6" (1.95m x 1.67m)

Bedroom Three 14' 8" x 9' 9" (4.46m x 2.96m)

Bedroom Four 11' 5" x 8' 2" (3.47m x 2.48m)

Shower Room 7' 11" x 6' 7" (2.42m x 2.00m)

External Garage 17' 5" x 9' 8" (5.31m x 2.95m)

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: 4th May 2024

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: F
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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

