



Trunkfield Meadow,  
Lichfield, WS13 8FL

**£400,000**

# Lichfield

£400,000



Welcome to Trunkfield Meadow, an extremely well positioned property located in central Lichfield overlooking the beautifully maintained Cathedral Walk, situated within close distance of popular local schooling, transport links, and sought after amenities. Approached via the attractive curb appeal overlooking Cathedral Walk, the internal accommodation will not disappoint.

The spacious hallway provides ample natural light and storage cupboard and leads into a cosy snug room which flows into an open plan kitchen/diner. This fantastic entertainment space boasts fitted appliances, ample storage, and breakfast/dining room to the rear with French doors overlooking the private garden. There is a separate utility room off the dining space, and a ground floor guest W.C.

To the first floor is a spacious lounge, taking full advantage of the wonderful views to the fore, as well as a main family bathroom and a spacious third bedroom with fitted wardrobes.

The second floor consists of the master bedroom, a wonderful size with fitted wardrobes, and a private modern fitted en-suite shower room, plus another double bedroom with fitted wardrobes to the rear.

Trunkfield Meadow is a generously sized plot, with an attractive frontage and side passage, as well as a beautifully established rear garden with ample privacy. Behind the garden is an external single garage with drive included with this property.





## Property Specification

DECEPTIVELY SPACIOUS THREE BEDROOM HOME  
 FANTASTIC LOCATION WITH STUNNING PRIVATE VIEWS  
 THREE DOUBLE BEDROOMS ALL WITH FITTED WARDROBES  
 EN-SUITE SHOWER ROOM AND MAIN FAMILY BATHROOM  
 SPACIOUS LOUNGE TO FIRST FLOOR

Hallway 11' 9" x 5' 6" (3.57m x 1.68m)

Snug 10' 6" x 9' 0" (3.20m x 2.75m)

Kitchen/Diner 16' 1" x 9' 0" (4.89m x 2.75m)

Utility 5' 6" x 5' 5" (1.68m x 1.65m)

Downstairs W.C. 5' 6" x 2' 11" (1.68m x 0.89m)

Lounge 15' 1" x 10' 6" (4.61m x 3.21m)

Bedroom Three 15' 1" x 8' 7" (4.61m x 2.62m)

Bathroom 7' 1" x 5' 7" (2.15m x 1.69m)

Bedroom One 15' 1" x 10' 10" (4.61m x 3.29m)

En-Suite 6' 10" x 6' 2" (2.09m x 1.89m)

Bedroom Two 15' 1" x 8' 10" (4.61m x 2.70m)

External Garage

### Agent's Note:

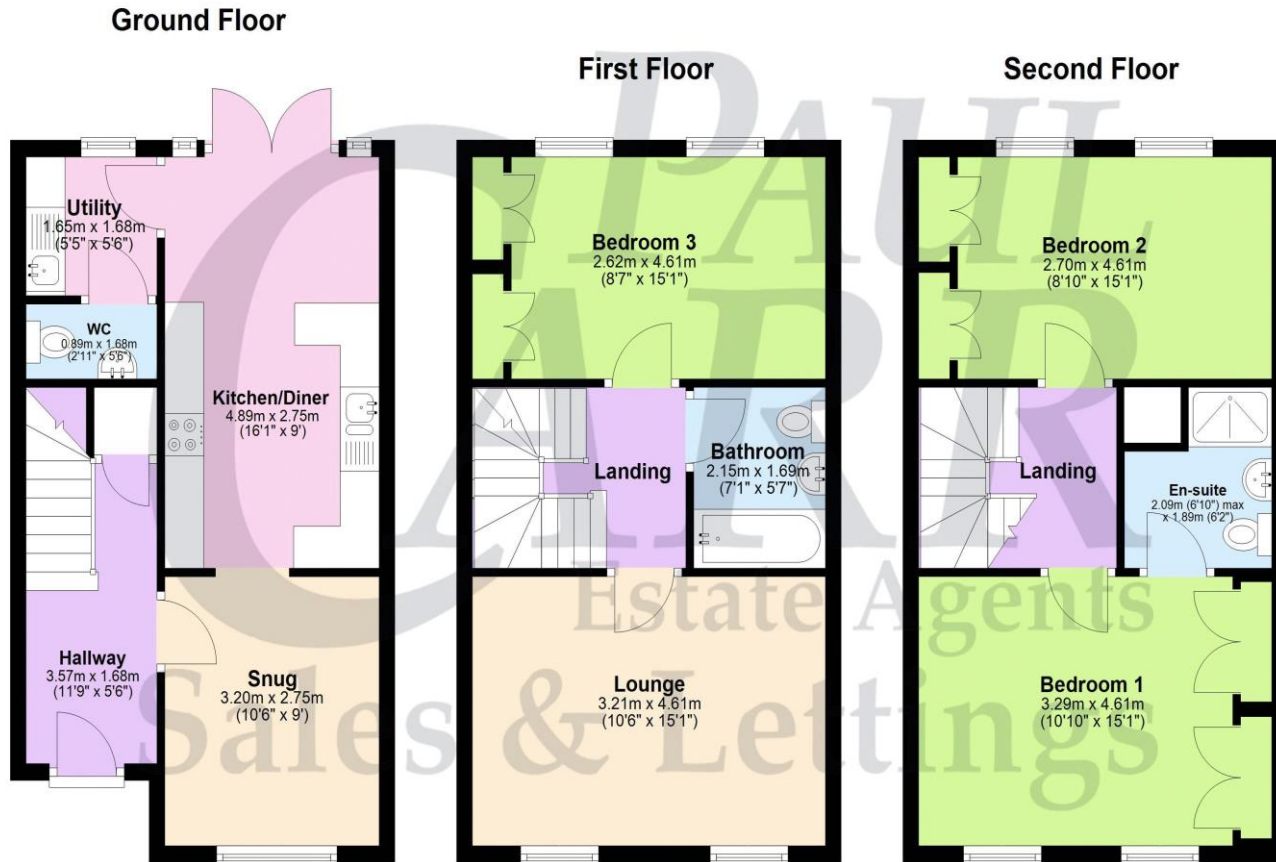
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: D  
 Tenure: Freehold  
 Service Charge: £75  
 Loft insulated, part boarded

# Floor Plan

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



Total area: approx. 111.1 sq. metres (1195.5 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

