



Taylor Way,  
Lichfield, WS13 6US

Offers in the Region Of £400,000



# Lichfield

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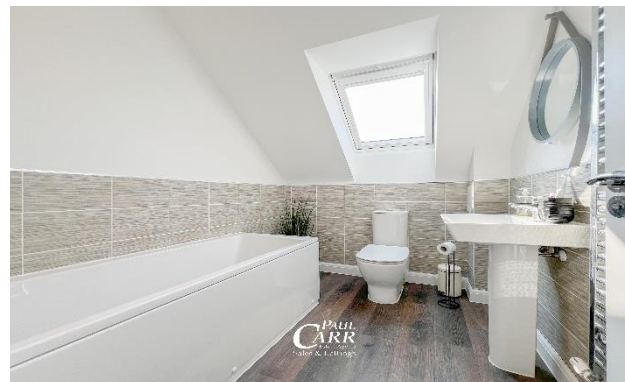
A well presented modern three-bedroom home, situated in a highly desirable location in central Lichfield. This spacious property is within convenient distance of an array of popular local amenities, transport links, and local schooling across the city.

Approached via a driveway with attractive shrubs and a path leading to the front door, this charming home consists of an extremely spacious welcoming hallway, leading into a brilliant open plan kitchen/diner. This fantastic room provides a great entertainment space for friends and family, with ample dining room, modern fitted appliances, and French doors out to the rear garden. There is a separate utility room off the hallway with integral access to the garage, as well as a ground floor guest W.C and fitted storage.

Upstairs on the first floor is a spacious and stylishly decorated living room, with a large double bedroom featuring fitted wardrobes, plus a family sized shower room.

The second floor consists of the master bedroom with ample fitted wardrobes and a private en-suite shower room, as well as a generously sized third bedroom with a separate bathroom.

Outside is a beautifully kept rear garden with a social patio area, neatly kept lawn, and private fenced enclosure with side access.





## Property Specification

Modern Three Bedroom, Three Storey Family Home  
Three Large Bedrooms  
Open Plan Kitchen/Diner  
Utility Room  
Integral Garage

Hallway 21' 6" x 6' 3" (6.56m x 1.90m)

Kitchen/Diner 15' 5" x 14' 4" (4.69m x 4.37m)

Utility Room 8' 4" x 5' 7" (2.54m x 1.70m)

Integral Garage 12' 10" x 8' 5" (3.92m x 2.57m)

Downstairs W.C. 5' 7" x 2' 9" (1.70m x 0.83m)

### First Floor

Lounge 15' 4" x 12' 7" (4.67m x 3.83m)

Bedroom Two 15' 5" x 8' 11" (4.71m x 2.72m)

Shower Room 7' 7" x 4' 6" (2.31m x 1.38m)

### Second Floor

Bedroom One 13' 7" x 10' 11" (4.14m x 3.32m)

Bedroom Three 11' 3" x 8' 9" (3.43m x 2.66m)

Bathroom 7' 11" x 6' 6" (2.41m x 1.98m)

En-Suite 5' 7" x 5' 7" (1.71m x 1.71m)

### 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:

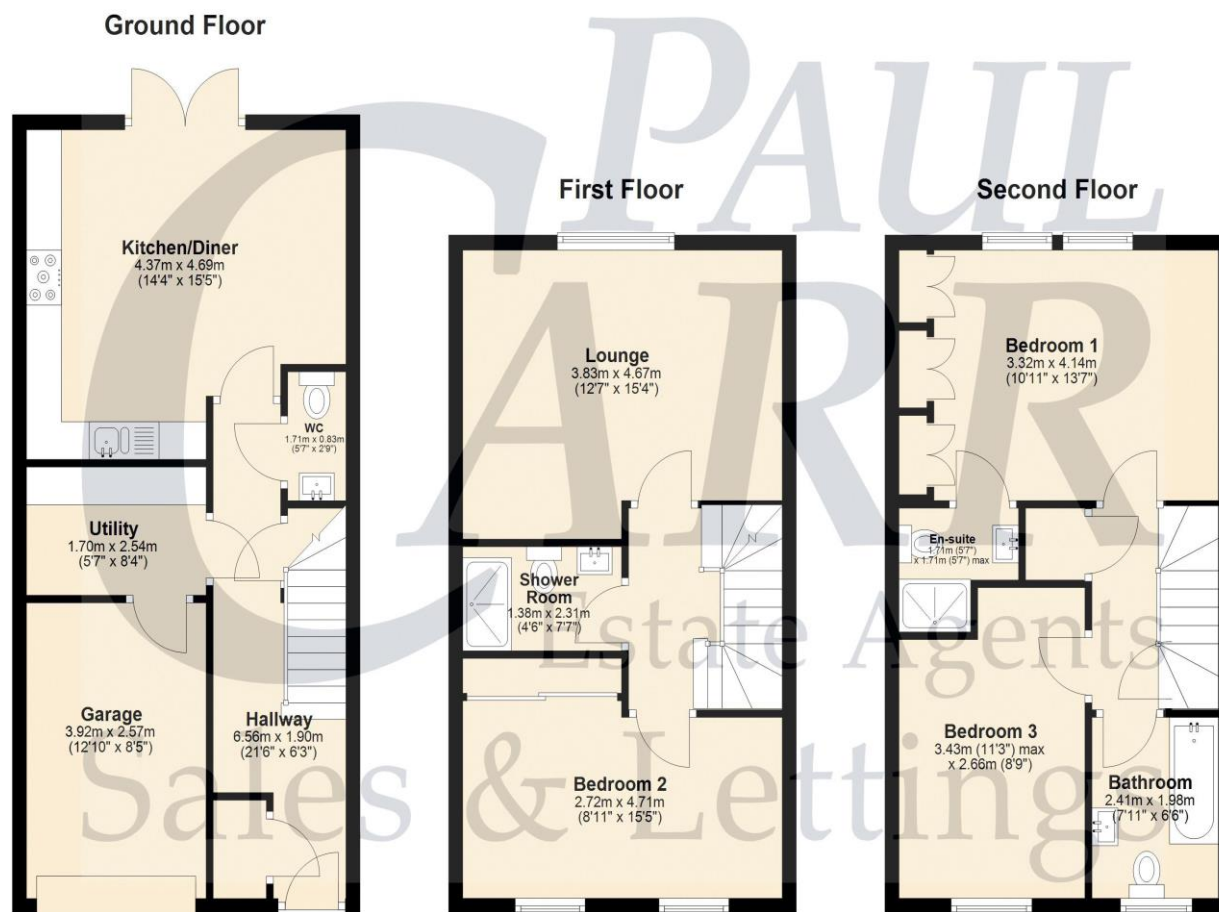
### Viewer's Note:

Services connected:  
Council tax band: D  
Tenure: Freehold



# 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

