



Bridgeman Way,  
Lichfield, WS14 0AL

Offers in the Region Of £280,000



# Lichfield

Offers in the Region Of £280,000



Situated on Bridgeman Way on a popular estate off Birmingham Road in Lichfield is this modern two bedroom home, ideal for first time buyers, downsizers, or investors searching in the area.

Approached via attractive curb appeal with a neatly maintained frontage and driveway to the side, the internal accommodation comprises of a welcoming entrance hallway with guest W.C, and a beautiful modern fitted kitchen.

To the rear is a spacious lounge/diner providing ample entertainment space for friends and family, with a large fitted storage cupboard and French doors out to the garden.

Upstairs off the landing is a main family bathroom, plus two double bedrooms with one en-suite shower room. The second bedroom also features a fitted storage cupboard.

Outside is a fantastic size garden with social patio space, neatly maintained lawn, and private fenced enclosure with gated side access.







## Property Specification

Two Bedroom Modern Home in Lichfield  
 Quiet Sought After Estate  
 Spacious Lounge/Diner  
 Modern Fitted Kitchen  
 Downstairs W.C.  
 Two Double Bedrooms

### Hallway

### Kitchen

9' 10" x 6' 0" (2.99m x 1.84m)

### Lounge/Diner

15' 6" x 13' 1" (4.72m x 3.98m)

### Downstairs W.C.

5' 1" x 2' 11" (1.56m x 0.89m)

### Bedroom One

10' 1" x 9' 9" (3.08m x 2.96m)

### En-Suite

10' 1" x 3' 1" (3.07m x 0.93m)

### Bedroom Two

13' 0" x 8' 4" (3.97m x 2.54m)

### Bathroom

6' 7" x 6' 1" (2.01m x 1.86m)

### 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: 16th April 2025

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
 Council tax band: C  
 Tenure: Freehold

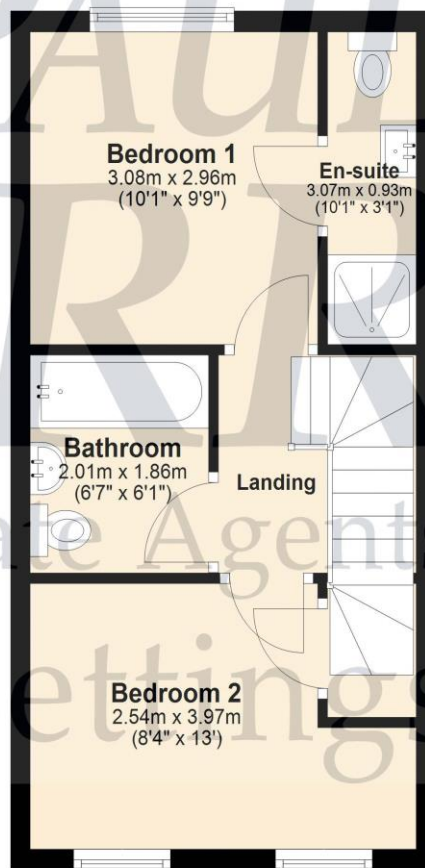
# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

