



Bridgeman Walk,  
Lichfield, WS14 0FQ

**Offers in the Region Of £420,000**

**Welcome to Bridgeman Walk and 'The Ardale' by Taylor Wimpey, an immaculately presented detached family home located on the Friary Meadow development built in 2022.**

**Upgraded to a high standard including Karndean flooring and a superbly landscaped rear garden this lovely family home is set on a quiet and secluded walkway on the development with no passing traffic.**

**Private parking and a single garage are located directly behind the garden and accessed via a secure gate.**

**Internally the property has been very well maintained and improved from the original standard.**

**The layout offers ample space for families and the dual aspect rooms throughout the house provide natural light and a feeling of space.**

**There are three good sized bedrooms to the first floor and an en-suite to the main bedroom.**

**The property is tastefully decorated and the upgraded kitchen and flooring add quality to the specification.**

**The property is situated on a scenic walkway in one of the developments quietest areas within easy reach of open fields, ideal for dog walking and countryside strolls.**

**A short walk and you are in the bustling and vibrant city of Lichfield with a host amenities and the beautiful Beacon Park.**

**Schools for all ages are close by and there are two train stations, Lichfield City and Lichfield Trent Valley offering regular services to local towns, Birmingham and London.**

**This fabulous property needs to be viewed to appreciate the aspect and the quality of finish internally.**

**Call Paul Carr Lichfield to arrange an appointment to view!**





## Ground Floor

### Entrance Hall

### Guest WC

### Living Room

5.24m (17'2") x 2.98m (9'9")

### Kitchen/Diner

5.24m (17'2") max x 3.12m (10'3")

## First Floor

### Landing

### Bedroom 1

3.85m (12'7") x 2.98m (9'9")

### En-suite Shower Room

### Bedroom 2

3.12m (10'3") x 2.90m (9'6")

### Bedroom 3

3.12m (10'3") x 2.24m (7'4")

### Family Bathroom

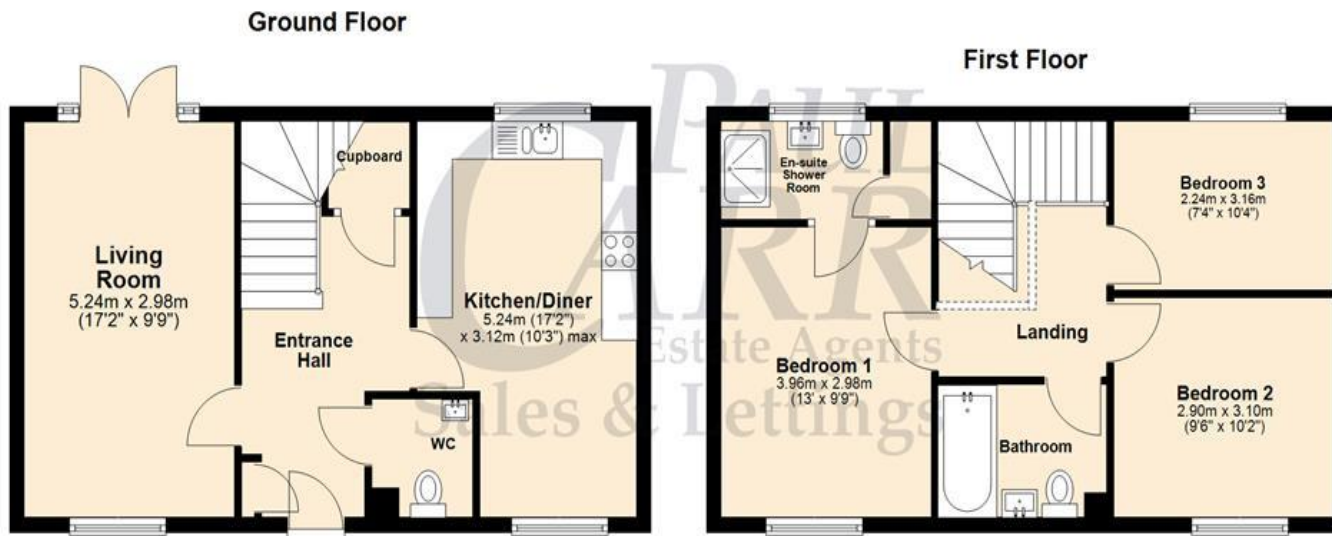






# Floor Plan

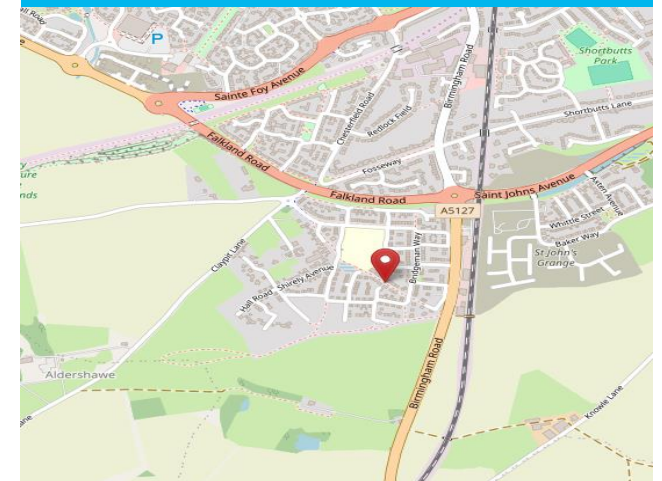
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location











### Agent's Note:

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