



Birmingham Road,  
Lichfield, WS14 9BJ

**Offers Over £500,000**



## Birmingham Road, Lichfield

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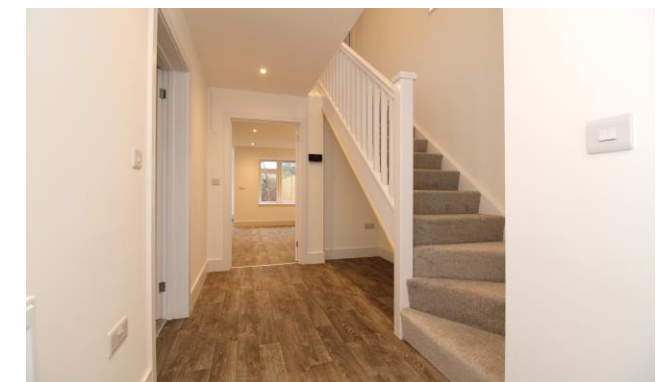


Set in a central location within easy reach of all the amenities that Lichfield has to offer this brand new detached family home must be viewed to be appreciated.

Approached via the multi car front driveway inspection reveals the spacious entrance hall with guest wc off. The lounge to the front of the home has a feature bay window to fore and is an ideal reception space, whilst to the rear of the home is the stunning open plan kitchen/diner/family room with bi fold doors to rear which boasts an excellent range of fitted wall and base units with integrated double oven, hob, extractor, fridge, freezer and dishwasher, further complimented by a separate utility space.

Stairs from the entrance hall rise to the first floor landing where there are four well proportioned bedrooms, the master with ensuite shower room and there is also a family bathroom.

Boasting a generous rear garden with paved patio and lawn internally the home also benefits from floor coverings throughout.



## Property Specification

BRAND NEW DETACHED FAMILY HOME  
FOUR BEDROOMS  
ENSUITE SHOWER ROOM AND PRINCIPAL BATHROOM  
LIVING ROOM TO FORE  
STUNNING OPEN PLAN DINING KITCHEN/ FAMILY ROOM  
SEPARATE UTILITY  
LARGE MULTI CAR DRIVEWAY  
CENTRAL LICHFIELD LOCATION

### Entrance Hall

Lounge 5.13m (16'10") into bay x 3.78m (12'5")

Kitchen / Dining / Family Room  
6.22m (20'5") max x 6.08m (19'11") max

Utility / Storage 3.78m (12'5") x 1.72m (5'8")

### WC

### Landing

Bedroom 1 4.33m (14'2") x 3.28m (10'9")

En-suite 1.79m (5'11") x 1.65m (5'5")

Bedroom 2 3.40m (11'2") x 3.40m (11'2")

Bedroom 3 3.40m (11'2") x 2.82m (9'3")

Bedroom 4 2.71m (8'11") x 2.45m (8')

### Bathroom



### 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: 15th February 2024

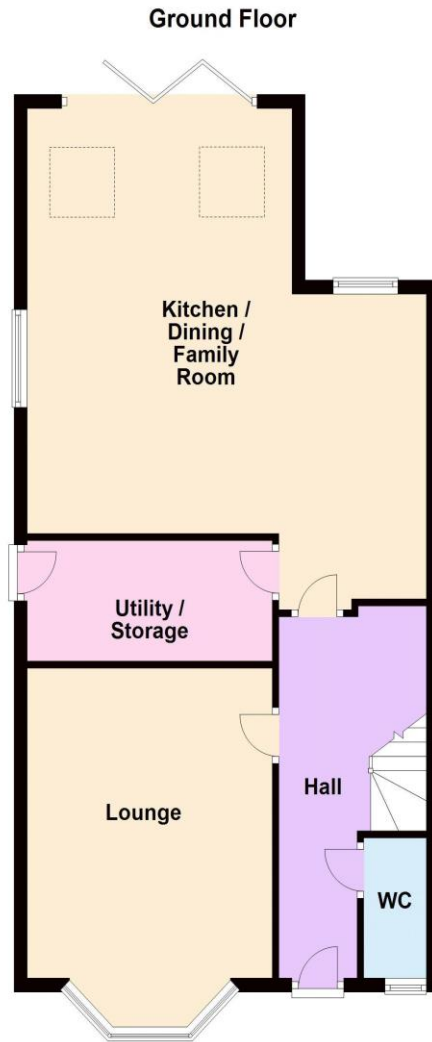
### Viewer's Note:

Services connected: electric, gas, water, drainage  
Council tax band: tbc  
Tenure: Freehold



# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

