



3 Trunkfield Meadow,  
Lichfield WS13 8FL

Downes & Daughters  
ESTATE AGENCY



## 3 Trunkfield Meadow, Lichfield WS13 8FL £425,000

A thoroughly impressive, three bedroom, detached family home, benefiting from one of the larger gardens on the estate, and only moments away from the picturesque Trunkfield Brook and the attractive Cathedral Walk access in to the City Centre. Totally refurbished and reconfigured by the current owners to offer the most flawlessly designed interior with flexible accommodation over just two floors and the added benefit of plantation shutters in all rooms and a state of the art Phillips Hue smart lighting and Tado heating control. The ground floor offers an entrance hall with return staircase, double aspect living room with access to the rear garden, a recently created 'showpiece' kitchen diner also with a double aspect and access to the rear garden and a modern guest cloakroom. Upstairs boasts a gallery landing with airing cupboard, a principal bedroom with boutique hotel style en suite shower room, two further bedrooms, one currently being used as a dressing room, and a contemporary family shower room. If all this wasn't enough, further treats lie outside with a stylishly planted front garden, that impressive rear garden which has been attractively landscaped and includes patio seating areas, raised Koi pond, neat lawn, attractive borders and a partially walled boundary, single garage/workshop with power and allocated driveway parking to the rear.

Viewing is essential to appreciate the striking contemporary presentation of this home and its enviable position within the development.

### GROUND FLOOR

Entrance Hallway • Living Room With Access To Rear Garden • Open Plan Kitchen, Dining & Living Space With Large Storage Cupboard & Access To Garden • Guest Cloakroom

### FIRST FLOOR

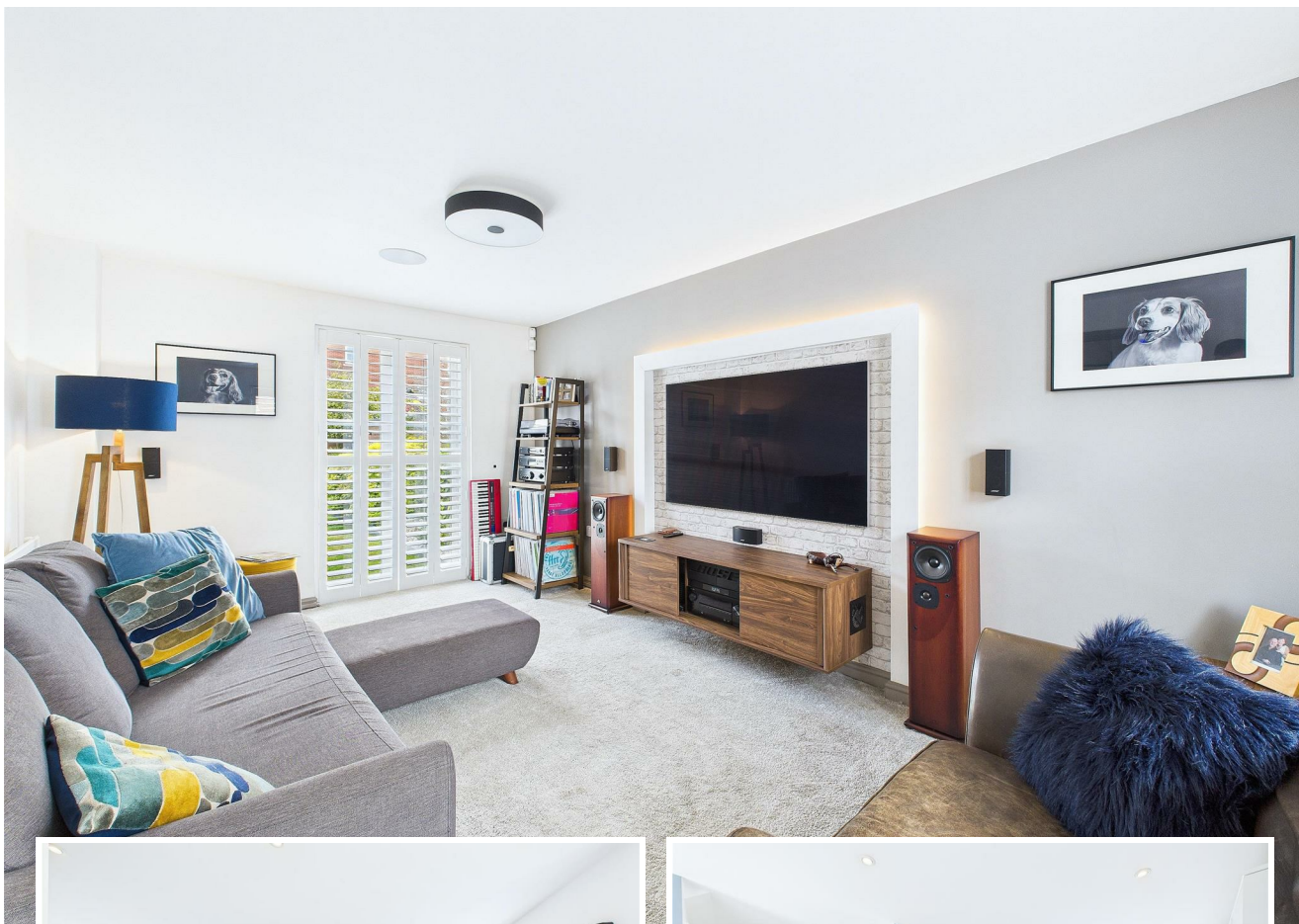
Elegant Gallery Landing With Airing Cupboard • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three Currently Used As Dressing Room • Family Shower Room

### OUTSIDE

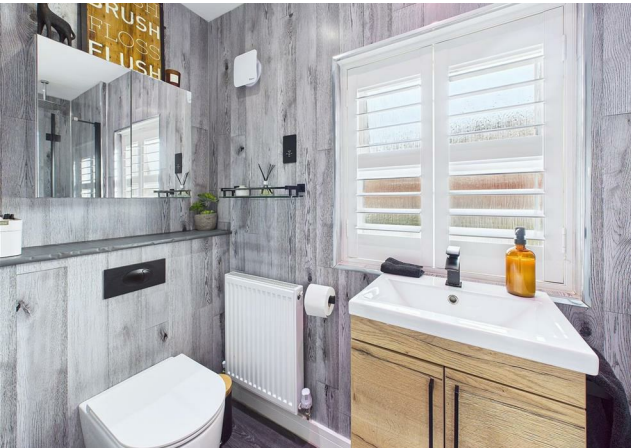
Stylishly Planted Front Garden • Private Driveway To Rear Of The House With Gated Access To Garden • Single Garage/Workshop With Power & Personnel Door To Garden • Landscaped Rear Garden With Patio Seating Areas, Neat Lawn & Koi Pond

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating C • Upvc Double Glazing With Plantation Shutters At All Windows • All Mains Services • Phillips Hue Smart Lighting • Tado Central Heating & Hot Water Control





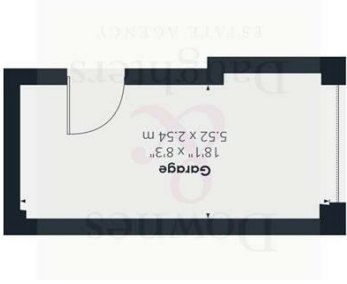




5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
www.downesanddaughters.co.uk



Floor 0 Building 2



Floor 0 Building 1



Floor 1 Building 1



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area  
1031 ft<sup>2</sup>  
95.8 m<sup>2</sup>



Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Energy Efficiency Rating		
Current	Minimum	Maximum
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC	Current	Minimum
75		
87		

Not All Agents Are Equal...

