



John German



A modern three-bedroom end-of-terrace family home nestled within a popular development of newly built homes in Lichfield.

Offers Over £370,000



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This attractive three-bedroom end-of-terraced family home is located on Bridgeman Way within a popular development of modern homes situated just off Birmingham Road in Lichfield. The city centre offers a range of amenities including boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road.

The family home comprises of a front facing composite entrance door opening into the welcoming hallway, featuring stylish wooden effect flooring, uPVC double glazed window to the side aspect, carpeted stairs rising to the first-floor landing and a door leading to the kitchen.

The kitchen is a light and inviting space fitted with a generous range of high-gloss white wall and base units with contrasting wooden effect worksurfaces over, under counter and cabinet lighting, a range of integrated kitchen appliances, spotlights to the ceiling and a uPVC double glazed window to the front aspect.

Off the kitchen is access to the guest cloakroom, a useful understairs storage cupboard, and a door opening into the living room. The living room has a uPVC double glazed window to the side aspect, two ceiling light points, stylish wooden effect flooring, and uPVC double glazed French doors opening out to the rear garden.

Off the hallway, the staircase leads up to the first-floor landing, fitted with a radiator and having a door to a further staircase leading to the master bedroom.

On the first floor there are two well proportioned double bedrooms and the family bathroom comprising of a contemporary white suite, including a low level WC, pedestal wash hand basin with chrome mixer tap, and a panelled bathtub with mains shower over. There is a chrome style heated towel rail, recessed ceiling spotlights, tiled flooring and partially tiled walls.

The second floor is entirely dedicated to the impressive master suite, fitted with a front facing uPVC double glazed window and rear facing double glazed skylight, there is a built-in wardrobe, and a door leading through to the modern en-suite shower room.

Agents notes: The property benefits from the remainder of its NHBC warranty and a Yale burglar alarm.

An annual service charge will be applicable from 2026 however the amount is yet to be confirmed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02022026

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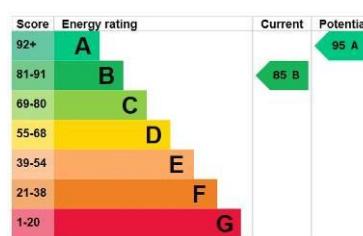




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Agents' Notes

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