



Trafalgar Way, Lichfield, WS14 9FD

Offers in Excess of £700,000

Impressive Executive Five-Bedroom Family Home

A superb opportunity to acquire this impressive five-bedroom detached family home, ideally positioned within a desirable area of Lichfield. Offering generous and versatile accommodation arranged over three floors, the property provides an excellent combination of stylish interiors, spacious living areas and generous bedrooms.

From the moment you arrive, the property makes a striking first impression, with an attractive double fronted design, extensive driveway parking, a detached garage and a beautifully maintained frontage.

Internally, the property has been recently updated throughout creating a warm and contemporary family home.

The welcoming entrance hallway leads to the family living room providing a comfortable, relaxing space, featuring a bay window and warm decor. Sliding doors open into the heart of the home, a stunning open-plan kitchen-breakfast room featuring a high-specification fitted kitchen with Quartz worktops and a breakfast seating area, extensive fitted storage and integrated NEFF appliances. A media wall offers further storage and space for a TV, ideal for entertaining and family gatherings.

Bi-Fold doors open out to the patio area creating the perfect environment for summer barbecues or hosting parties.

In addition, a further reception room to the front offers an ideal home office or snug, a guest cloakroom and a utility room complete the ground floor layout.

Across the upper floors are five well-proportioned bedrooms offering excellent flexibility for a growing family and home working if required.

The first-floor features four double bedrooms with the second bedroom benefitting from an en-suite and dressing area.

The generous top floor suite features a large main bedroom area, bespoke fitted wardrobes and a separate dressing area.

An en-suite shower room completes the top floor bedroom facilities.

Externally, the private rear garden is an ideal space for families and offers a fantastic place for entertaining.

The garden incorporates a lawn area, paved seating areas, fenced boundaries and a side gate to the driveway.

A detached garage has further loft storage and is also accessible from the garden. The side driveway provides parking whilst the front of the property offers ample parking for multiple vehicles and motorhome/caravan storage if needed.

Further benefits include 4k solar panels adding an energy-efficient feature to this impressive, modern family home.

This beautifully presented family home, situated in a quiet area of Lichfield close to Shortbutts Park, and a short walk into central Lichfield, offers excellent accommodation both inside and out with a host of amenities, schools and excellent transport links close-by.

Early viewing is highly recommended to fully appreciate the space, presentation and quality this impressive property has to offer.

Call Paul Carr Lichfield to arrange a viewing!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Lichfield District Council.

Services Connected: Gas, Electric, Water, Mains Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800

or via lichfield@paulcarrestateagents.co.uk



Entrance Hall
3.95m (12'11") x 3.74m (12'3")

WC

Lounge
4.54m (14'11") x 3.53m (11'7")

Study/Sitting Room
3.09m (10'2") x 2.96m (9'9") max

Kitchen/Breakfast Room
7.03m (23'1") x 3.63m (11'11")

Utility
2.83m (9'3") x 1.65m (5'5")

First Floor Landing
6.46m (21'2") x 1.52m (5')

Bedroom 2
5.43m (17'10") x 3.47m (11'5")
En-suite

Bedroom 3
3.26m (10'8") x 2.95m (9'8")

Bedroom 4
3.26m (10'8") x 2.80m (9'2")

Bedroom 5
3.05m (10') x 2.80m (9'2")

Bathroom
2.80m (9'2") max x 2.29m (7'6")

Second Floor Landing

Master Bedroom
5.31m (17'5") x 5.20m (17'1")

En-suite
Walk-in Wardrobe

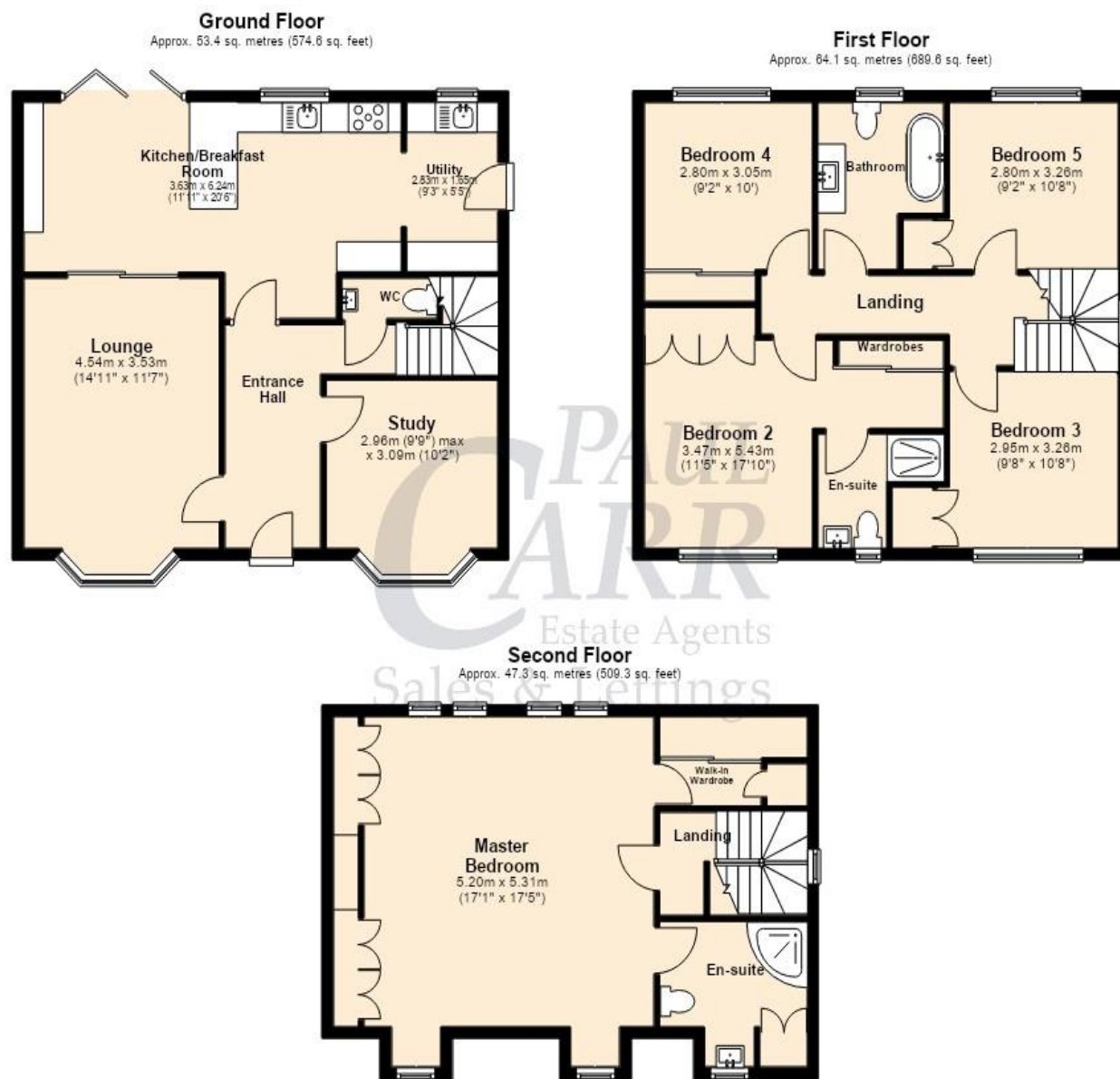
Detached Garage





Floor Plan

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

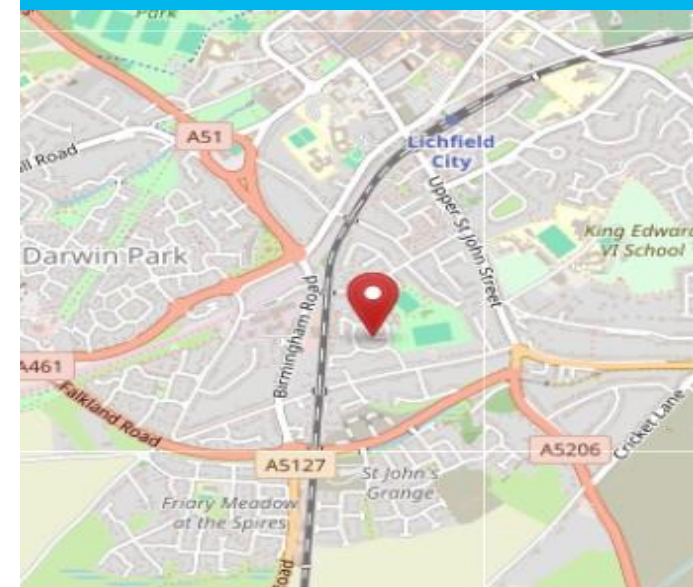


Total area: approx. 164.8 sq. metres (1773.6 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A	78 C	85 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 23rd October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.