



Bridgeman Way,
Lichfield, WS14 0AL

Offers in the Region Of £295,000

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Welcome to Bridgeman Way, a quiet part of the Friary Meadow development, just off Birmingham Road in Lichfield.

This modern two bedroom home, is ideal for first time buyers, downsizers, or investors searching in the area.

The internal accommodation comprises of a welcoming entrance hallway with guest W.C., and a modern fitted kitchen.

To the rear is a spacious lounge/diner providing ample entertainment space for friends and family, with a large fitted storage cupboard and French doors out to the garden.

Upstairs off the landing is a main family bathroom, plus two double bedrooms. The main bedroom has an en-suite shower room, and the second bedroom features a fitted storage cupboard.

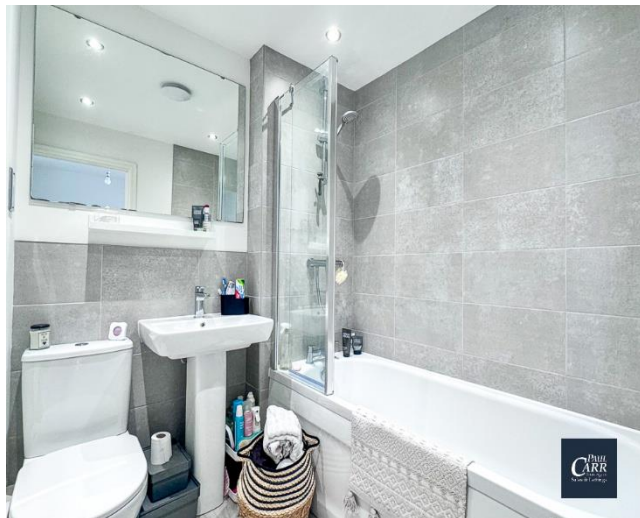
Outside is a superb, South facing rear garden with social patio space, neatly maintained lawn, and private fenced enclosure with gated side access to the driveway.

Call Paul Carr Lichfield to arrange an appointment to view!



Property Specification

Beautifully Presented Modern Semi-Detached Home
Popular Friary Meadow Development Close to Lichfield Centre
Two Double Bedrooms, One with En-Suite
Driveway Parking for Two Vehicles
Generous South Facing Rear Garden



Hall

Kitchen

2.99m (9'10") x 1.84m (6')

WC

Lounge/Diner

4.72m (15'6") x 3.98m (13'1") max

Landing

2.08m (6'10") x 2.04m (6'8")

Bedroom 1

3.08m (10'1") x 2.96m (9'9")

En-suite

Bedroom 2

3.97m (13') x 2.54m (8'4")

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:

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 £40 + VAT (£48 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.

Viewer's Note:

Services connected:
Water, Drainage, Gas, Electric

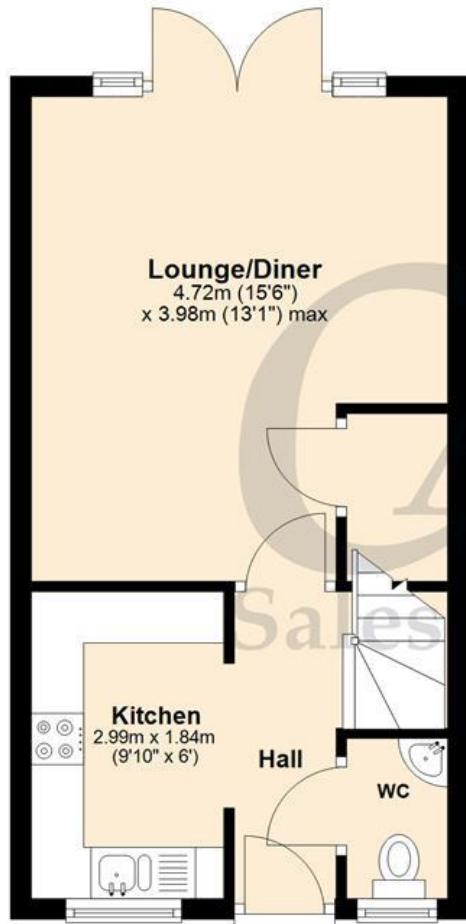
Council tax:
Band C payable to Lichfield Council

Tenure:
Freehold

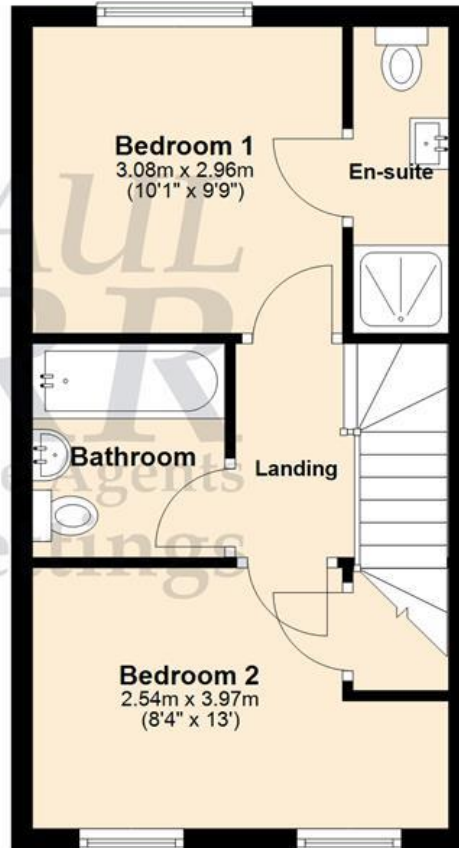
Floor Plan

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

Ground Floor



First Floor



Total area: approx. 62.3 sq. metres (670.1 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

