

Bridgeman Way

Lichfield, Staffordshire, WS14 0AL

John German



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Offers over £400,000

Superbly appointed and vastly improved three bedroom semi detached family home set in a popular residential development close to the city centre of Lichfield.



This superbly appointed and vastly improved three-bedroom semi-detached 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 entrance door opening into the welcoming hallway, featuring herringbone style flooring, and doors off into the kitchen, guest WC, former garage now utility, and lounge/diner. The re-fitted luxury kitchen is fitted with an extensive range of matching hi-gloss wall and base units with quartz worksurfaces over, a generous selection of integrated appliances, window to the front aspect with fitted plantation style shutter, spotlights to the ceiling and herringbone style flooring. The former garage has been converted into a useful utility room but could also be easily converted back into a garage, playroom or even home office. The spacious open plan lounge/diner has herringbone style flooring, two ceiling light points, window to the rear aspect, French doors opening out to the rear garden, bespoke media wall with electric fire and carpeted stairs rising to the first-floor landing.

Upstairs you have three bedrooms, the spacious master bedroom has a bespoke fitted dressing table, carpeted flooring, window to the front aspect, and its own en-suite shower room. Bedroom two is a further double bedroom with mirrored sliding built in wardrobes, carpeted flooring and a UPVC double glazed window to the rear aspect fitted with a plantation style shutter. Bedroom three is currently used as a dressing room but would also create an ideal single bedroom. The family bathroom comprises of white panelled bath with mains shower over, low level wc, wash hand basin, spotlights to the ceiling and an obscured UPVC double glazed window to the rear aspect fitted with plantation style shutters.

Outside to the front of the property is a driveway providing off-road parking for various vehicles and adjacent lawned garden, and to the rear of the home is an enclosed garden, with a large paved porcelain patio ideal for summer entertaining and an astro-turf garden.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre 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: JGA24062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1004 ft²

93.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



