



Butterfly Lane, Streethay  
Lichfield, WS13 8LY

£425,000

Welcome to 'The Sheringham' and this immaculately presented detached family home built in 2018 by Bovis Homes and located on the ever-popular Roman Heights Development in Streethay, Lichfield.

This desirable position is close to Streethay Primary School as well as sought after amenities including the stylish BOD Café, Co-op, Domino's, and King's Fish and Grill. Wider shopping facilities in Lichfield City are located less than half a mile away and Lichfield City train station provides regular links to Birmingham New Street.

Set on a corner plot this stylish property features a double fronted design comprising of an entrance hallway with a guest cloakroom and utility area, a bright living room with a walk-in bay window and a spacious family kitchen/dining area with granite worktops, integrated appliances and French doors opening to the private rear garden.

Upstairs the property features a galleried landing leading to the three good-sized bedrooms.

Bedroom one has fitted wardrobes and an en-suite shower room.

Bedroom two has dual aspect windows allowing floods of light in and bedroom three has bespoke fitted wardrobes.

The family bathroom has extra tiling and a shower over the bath.

The fully enclosed and private rear garden is perfect for children to play and features a walled boundary, a decked area ideal for relaxing and outside dining and a side door giving access to the detached garage.

A side gate leads to the driveway providing parking for multiple vehicles.

This lovely family home is a real gem and needs to be viewed to appreciate the excellent position within the development and beautiful standard of presentation.

Call Paul Carr Lichfield to arrange an appointment to view!

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water, Drainage.

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221 800

or via [lichfield@paulcarrestateagents.co.uk](mailto:lichfield@paulcarrestateagents.co.uk)



## Entrance Hall

2.93m (9'7") x 2.20m (7'3")

## Lounge

4.72m (15'6") max x 3.33m (10'11")

## WC / Utility

2.20m (7'3") x 1.71m (5'7")

## Kitchen/Diner

4.72m (15'6") max x 3.28m (10'9")

## Landing

4.73m (15'6") x 1.81m (5'11")

## Bathroom

2.06m (6'9") x 1.89m (6'2")

## Bedroom 1

3.68m (12'1") x 2.76m (9'1") max

## En-suite

2.06m (6'9") x 1.48m (4'10")

## Bedroom 2

3.35m (11') x 2.57m (8'5")

## Bedroom 3

3.35m (11') x 2.09m (6'10")





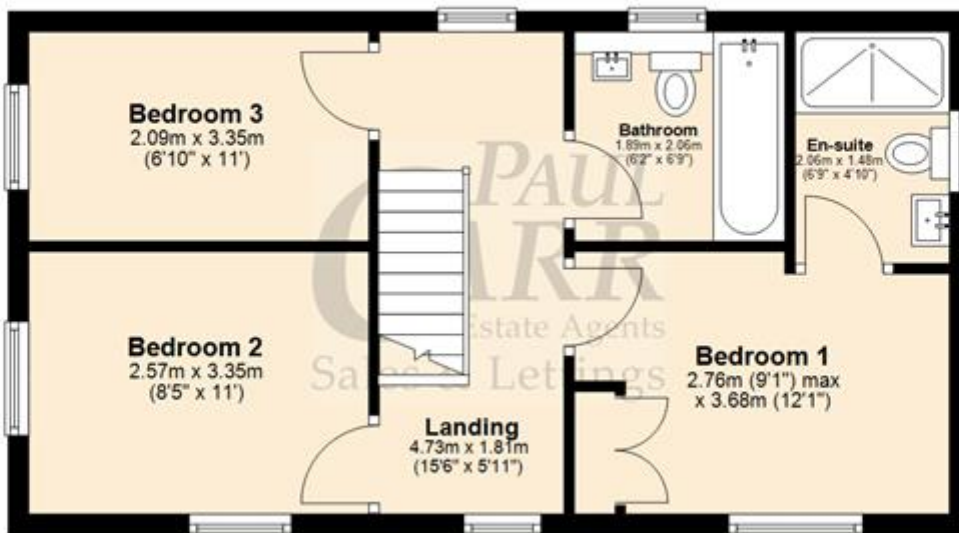
# Floor Plan

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

## Ground Floor



## First Floor

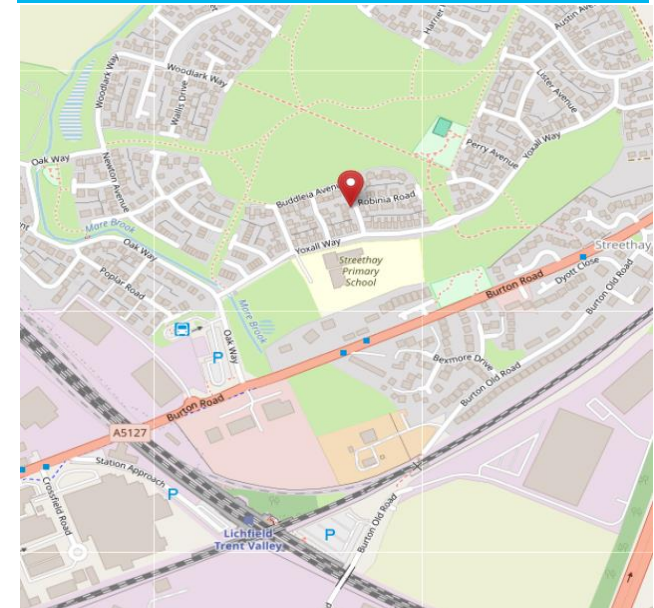


Total area: approx. 85.9 sq. metres (925.1 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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: 11/4/26

**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.