



Bridgeman Walk,
Lichfield, WS14 0FQ

Offers in the Region Of £420,000

Welcome to Bridgeman Walk and 'The Ardale' by Taylor Wimpey, an immaculately presented detached family home located on the Friary Meadow development built in 2022.

Upgraded to a high standard including Karndean flooring and a superbly landscaped rear garden, this lovely family home is set on a quiet and secluded walkway on the development with no passing traffic.

Private parking and a single garage are located directly behind the garden and accessed via a secure gate.

Internally the property has been very well maintained and improved from its original standard.

The layout offers ample space for families and the dual aspect rooms throughout the house provide natural light and a free feeling of space.

There are three good sized bedrooms to the first floor, featuring an en-suite to the main bedroom.

The property is tastefully decorated; the upgraded kitchen and flooring add enhanced quality to the specification.

The property is situated on a scenic walkway in one of the developments quietest areas within easy reach of open fields, ideal for dog walking and countryside strolls.

A short walk and you are in the bustling and vibrant city of Lichfield with host amenities and the beautiful Beacon Park.

Schools for all ages are close by and there are two train stations, Lichfield City and Lichfield Trent Valley offering regular services to local towns, Birmingham and London.

This fabulous property needs to be viewed to appreciate the aspect and quality of finish internally, so call Paul Carr Lichfield to arrange an appointment!

Tenure: We can confirm the property is Freehold

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

Services Connected: Water, Drainage, Electric, Gas

Viewings are strictly via appointment through our Lichfield Residential Sales Department on 01543 221800

or via Lichfield@paulcarrestateagents.co.uk



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Ground Floor

Entrance Hall

Guest WC

Living Room

5.24m (17'2") x 2.98m (9'9")

Kitchen/Diner

5.24m (17'2") max x 3.12m (10'3")

First Floor

Landing

Bedroom 1

3.85m (12'7") x 2.98m (9'9")

En-suite Shower Room

Bedroom 2

3.12m (10'3") x 2.90m (9'6")

Bedroom 3

3.12m (10'3") x 2.24m (7'4")

Family Bathroom



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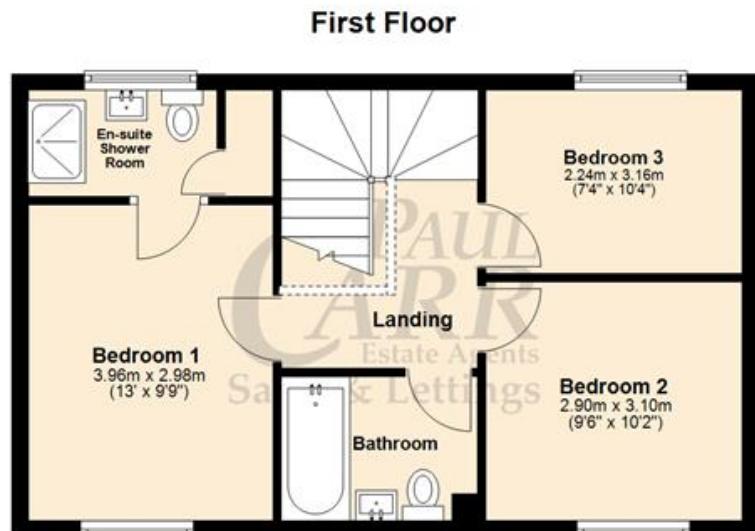
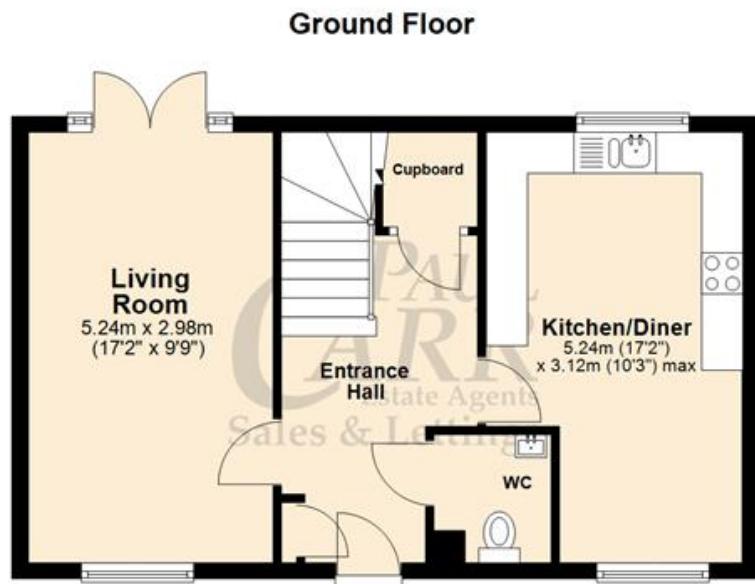


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Floor Plan

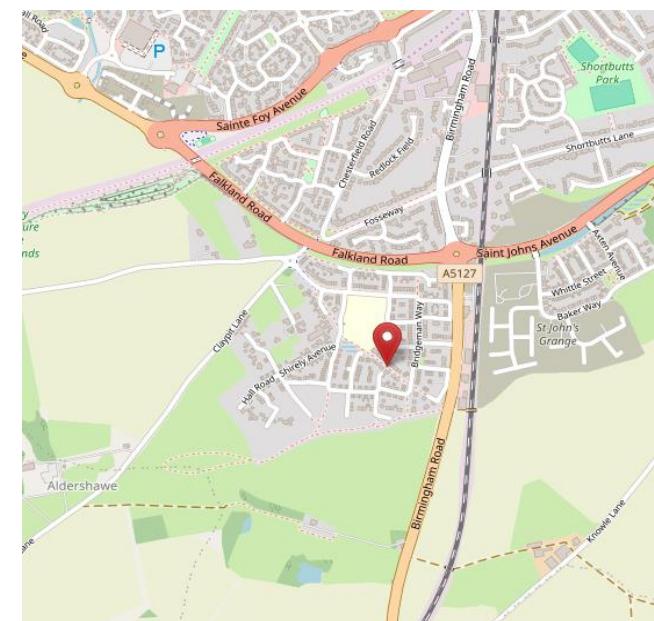
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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.

