



Lowther Street,  
Lichfield, WS14 0DY

Offers in the Region Of £415,000

## Offers in the Region Of £415,000



Welcome to Lowther Street and 'The Ardale' by Taylor Wimpey, an immaculately presented detached family home built in 2022 and located on the ever-popular Friary Meadow development within easy reach of facilities in Lichfield.

Presented to an excellent standard and located in a quiet side street with no through-traffic this lovely family home offers spacious living accommodation and the dual aspect rooms throughout the house provide natural light and a feeling of space.

Upstairs are three good sized bedrooms and an en-suite to the main bedroom.

The property is neutrally decorated and perfect to move straight in.

To the outside is a landscaped and family-friendly rear garden featuring porcelain tiles creating an outside dining area.

An outdoor kitchen behind the garage is fabulous for evening barbecues and entertaining.

A side door has been added to the garage accessible from the garden.

The property is located just a short walk to the Co-op convenience store and a further walk to the bustling and vibrant city of Lichfield with a host of 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.

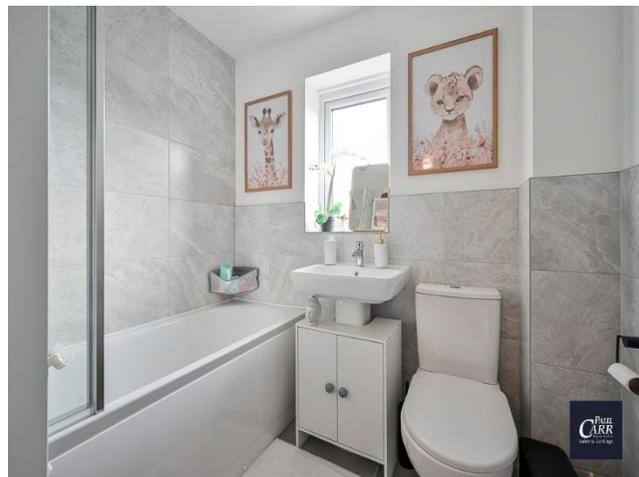
This fabulous property needs to be viewed to appreciate the aspect and the quality of finish internally.

Call Paul Carr Lichfield to arrange an appointment to view!



## Property Specification

'The Ardale' at Friary Meadow built by Taylor Wimpey Homes in 2022  
Spacious Detached Family Home with Garage & Driveway for Two Vehicles  
Quiet Side Street  
Highly Regarded Location Close to Lichfield Centre



**Entrance Hall**

**Guest WC**

**Kitchen/Diner**

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

**Living Room**

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

**Cupboard**

**First Floor Landing**

**Bedroom 1**

3.96m (13') x 2.98m (9'9")

**En-suite Shower Room**

**Bedroom 2**

3.10m (10'2") x 2.90m (9'6")

**Bedroom 3**

3.16m (10'4") x 2.24m (7'4")

**Family 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:

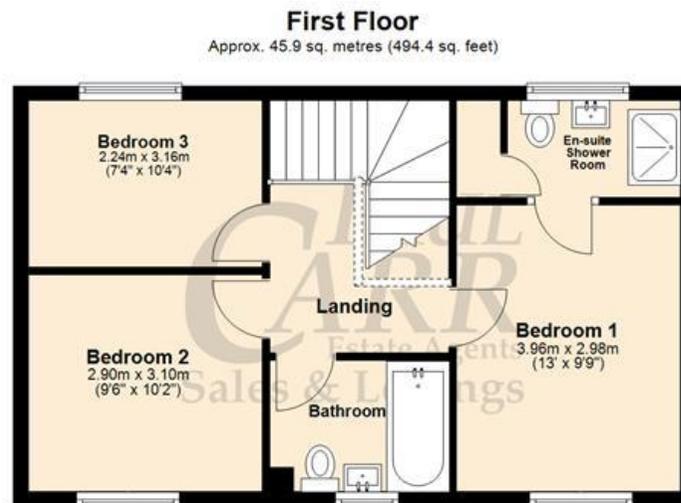
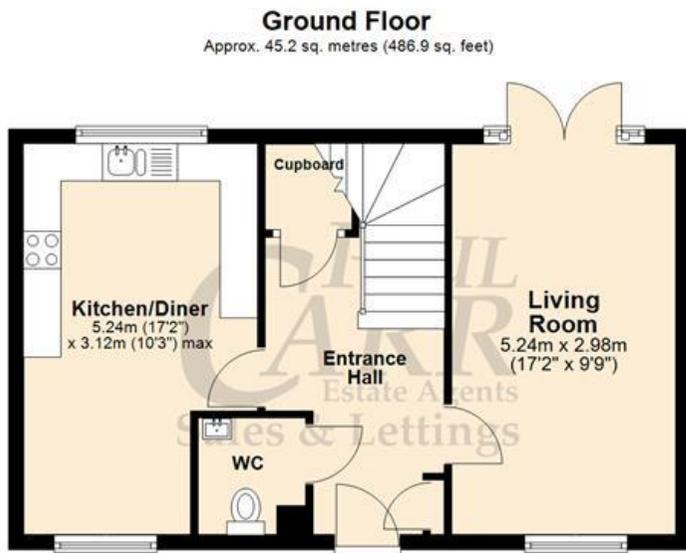
Services connected: Water, Drainage, Gas, Electric

Council tax band: D

Tenure: Freehold

# Floor Plan

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



Total area: approx. 91.2 sq. metres (981.3 sq. feet)

## Energy Efficiency 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

