



Thompson Way, Streethay  
Lichfield, WS13 8GD

Offers in the Region Of £495,000

A beautifully presented four bedroom detached family home, situated on Thompson Way on an extremely desirable estate in Streethay, Lichfield. This fantastic corner plot has come to market within close reach of Lichfield Trent Valley Train Station, with connections to Birmingham and London. Ideal for any families searching in the area, this opportunity is not to be missed.

Approached via beautiful kerb appeal with an attractive corner position on the estate, with a driveway at the side and large external garage, the first impressions of this home are delightful.

Internally you are greeted with a bright welcoming hallway, which flows into a spacious living room. This living area is a generous size and provides ample relaxation space for the family, with dual aspect window and French Doors out to the garden.

Also off the hallway is a separate reception room with bay window, currently being used as a play room but with versatile usage as a study or dining room too, plus a guest W.C. and kitchen/diner at the rear. The kitchen/diner features attractive units with modern fitted appliances, and plenty of social space for friends and family, also with French Doors out to the garden.

Upstairs off a surprisingly spacious landing are four brilliant size bedrooms, and a family bathroom. These well-proportioned bedrooms have all been tastefully decorated to suit the family, and the main bedroom features a private en-suite shower room.

Outside is a wonderfully private rear garden, with a large social patio area and lawn, with a beautiful brick wall surrounding and side access to the driveway and garage.

Tenure: Freehold

Council Tax Band: F

Estate fee: Approx. £230.00 per annum



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**Hallway**  
15' 0" x 6' 9" (4.56m x 2.07m)

**Lounge**  
17' 2" x 10' 8" (5.23m x 3.25m)

**Play Room/Study**  
13' 6" x 8' 9" (4.11m x 2.66m)

**Kitchen/Diner**  
15' 1" x 14' 3" (4.59m x 4.34m)

**Ground Floor W.C.**  
7' 6" x 3' 1" (2.29m x 0.93m)

**Bedroom One**  
15' 1" x 8' 10" (4.61m x 2.69m)

**En-Suite**  
8' 2" x 4' 1" (2.49m x 1.25m)

**Bedroom Two**  
18' 1" x 8' 8" (5.51m x 2.65m)

**Bedroom Three**  
10' 11" x 9' 5" (3.32m x 2.86m)

**Bedroom Four**  
7' 8" x 7' 6" (2.34m x 2.29m)

**Bathroom**  
8' 9" x 5' 7" (2.66m x 1.70m)

**External Garage**  
19' 7" x 9' 11" (5.98m x 3.02m)

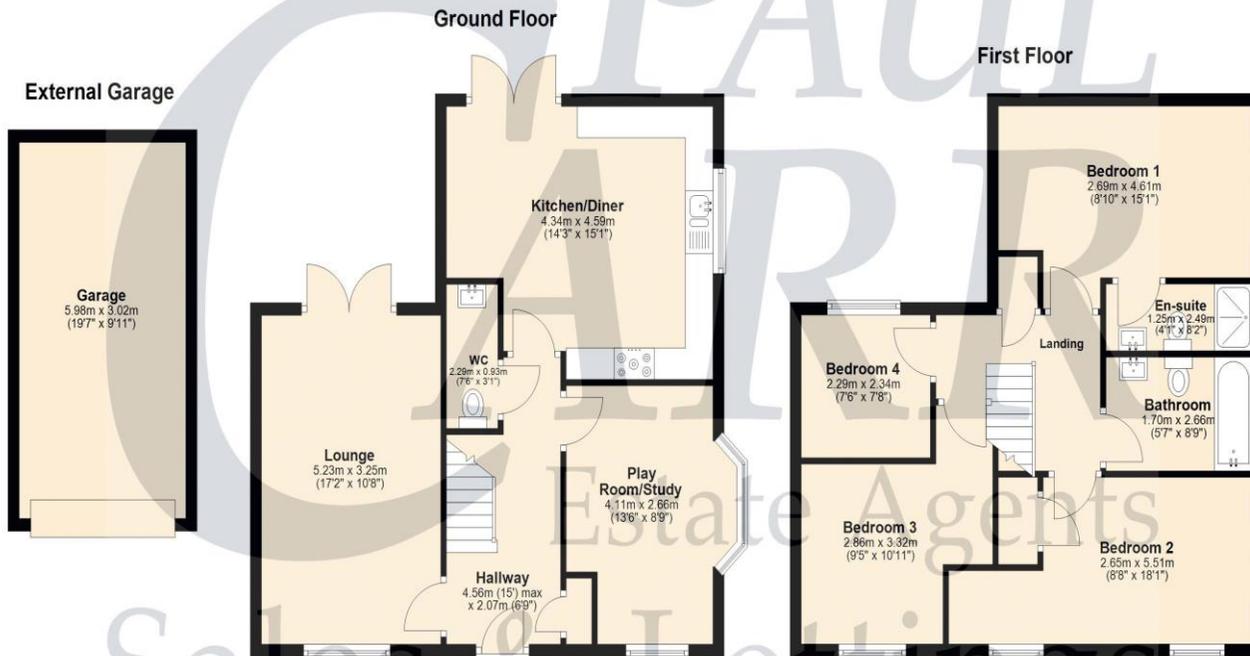






# Floor Plan

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

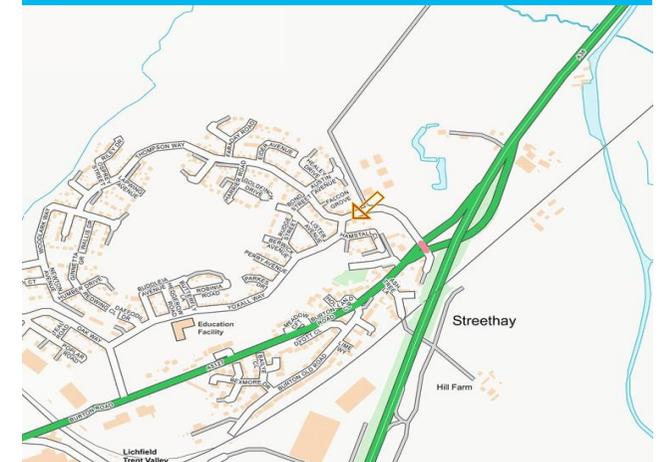


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 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.

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