



Bridgeman Way,  
Lichfield, WS14 0AL

**Offers in the Region Of £295,000**

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Welcome to Bridgeman Way and this immaculately presented, ideal starter home located on the highly regarded Friary Meadow development close to schools and amenities in Lichfield.

Set behind a driveway for two vehicles this modern semi-detached property comprises of an entrance hallway with stylish panelled walls, a sleek fitted kitchen with space for a small table and chairs and a guest WC.

The cosy rear lounge has French doors leading out to the rear garden.

To the first floor are two double bedrooms and a bathroom with a rainfall shower over the bath.

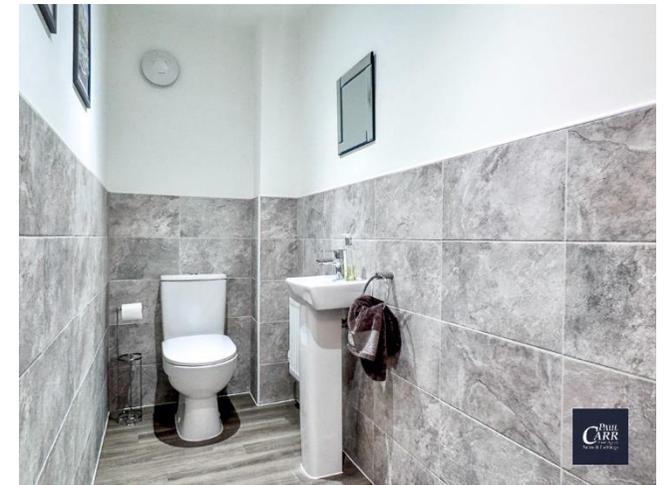
The main bedroom has two windows letting in floods of light and there are two built-in wardrobes.

The second bedroom has quality fitted wardrobes and views over the rear garden.

The child-friendly garden has a patio area ideal for outside dining and relaxing.

There is a timber storage shed and a side gate leading from the driveway.

This fabulous modern home is available to view via Paul Carr Lichfield, call to arrange an appointment to view!





## Property Specification

Immaculately Presented Starter Home  
Highly Regarded Friary Meadow Development  
Driveway Parking  
Two Double Bedrooms  
Impressive Fitted Kitchen with Space for a Dining Table

**Entrance Hall**

**WC**

**Kitchen/Breakfast Room**  
3.55m (11'8") x 2.60m (8'6")

**Lounge/Diner**  
4.65m (15'3") x 2.80m (9'2") max

**Landing**

**Bedroom 1**  
3.98m (13'1") x 2.85m (9'4")

**Bedroom 2**  
3.98m (13'1") x 2.41m (7'11")

**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: 16th February 2026

**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: C

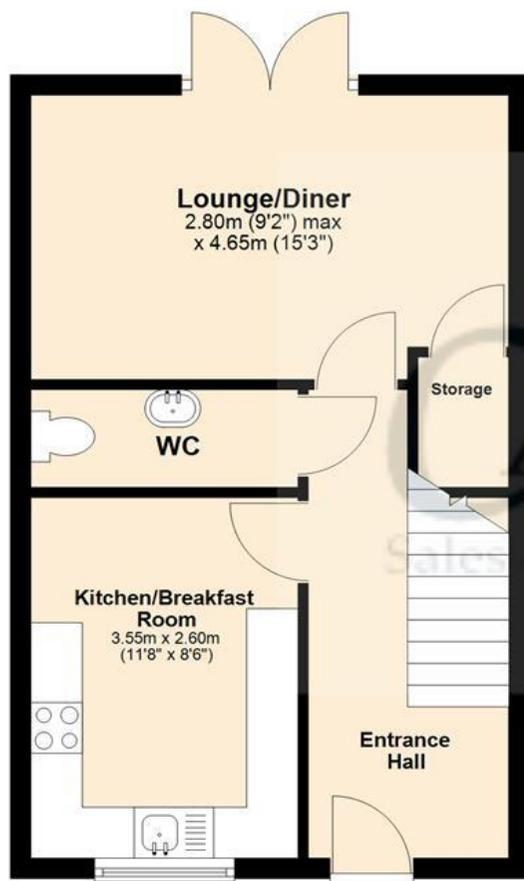
Tenure: Freehold

# Floor Plan

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

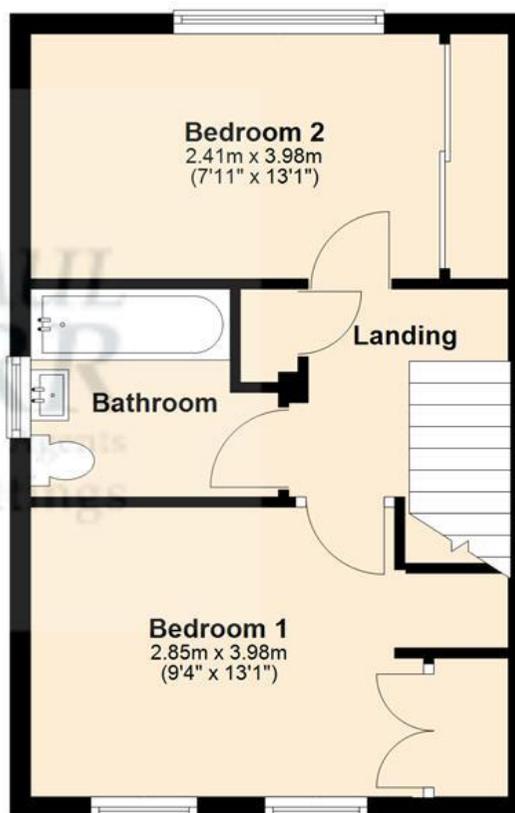
## Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Total area: approx. 68.8 sq. metres (740.8 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

