



ANDREW
DOWNING
BOOTHTM
ESTATE AGENTS

Taylor Way, Lichfield, WS13 6US

£440,000

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Discover this beautifully presented three-bedroom detached family home, ideally situated on a spacious corner plot in a sought-after Lichfield development.

This property is situated within a popular and modern residential development on the outskirts of Lichfield, offering a convenient location for families and commuters alike. The property is within easy reach of the vibrant Lichfield City Centre, providing a wide range of shops, restaurants, cafés and leisure facilities. Excellent transport links are nearby, including Lichfield Trent Valley and Lichfield City railway stations, offering direct services to Birmingham, London and surrounding areas. The area is also well served by highly regarded local schools and enjoys easy access to beautiful countryside walks, making it an ideal location combining convenience with a semi-rural feel.

The inviting accommodation is thoughtfully arranged across two floors. Upon entering, you are greeted by a welcoming entrance hall leading to a comfortable living room, a convenient guest WC, and an impressive open-plan kitchen/diner designed for modern living. The first floor hosts a generous master bedroom with a private en-suite shower room, two additional well-proportioned bedrooms, and a contemporary family bathroom.

Early viewing is highly recommended to fully appreciate the space, presentation and superb plot this fantastic home has to offer. To arrange a viewing, please contact the office at your earliest convenience.

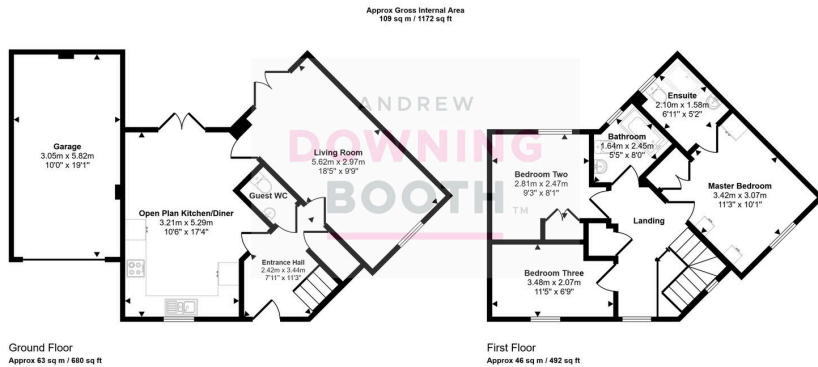
Entrance Hall

A front-facing composite door opens into a welcoming entrance hall fitted with wood-effect flooring and a radiator. Stairs rise to the first-floor accommodation, with a useful built-in understairs storage cupboard and access into the living area and guest WC.

Open Plan Kitchen/Diner

The kitchen is stylishly fitted with matching base and wall units with a stainless steel sink and chrome mixer tap set into the work





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

- Three Bedroom Detached Property
- Open Plan Kitchen/Diner
- Driveway & Side Garage
- Private Rear Garden
- EPC Rating: B
- Set On An Attractive Corner Plot
- Master Bedroom With Ensuite Shower Room
- Great Location Close To Lichfield City Centre
- Well-Presented Throughout
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	