

Trafalgar Way
Lichfield, WS14 9FD



Sought after south Lichfield address, King Edwards catchment area, three bedrooms, dining kitchen and separate lounge, parking space for three cars - what's not to like?

Offers in excess of £270,000



John German 

A very pleasant and well designed three bedroomed semi detached house with gas central heating and uPVC double glazing. Vacant possession by July 2023.

A storm canopy cover and main entrance door leads you into a Karndean floored reception hall with two piece fitted guest's cloakroom leading off and a rear door leading to the garden.

Also leading off the hall is a comfortably appointed lounge with modern style fireplace and electric fire, window to front and double doors to the rear garden.

The heart of this modern home is undoubtedly the open plan dining kitchen with its Karndean floor, windows overlooking the front and side garden and ample space for a dining table and chairs. The fully fitted section has a range of timber finished base and wall units, splash back tiling, contrasting worktops, tiled floor, built in electric cooker, gas hob and extractor hood. There are appliance spaces for a washing machine, tumble dryer and fridge freezer. A Vaillant wall mounted gas central heating boiler.

On the first floor a part galleried landing gives access to the three bedrooms, family bathroom and airing/s storage cupboard. The master bedroom has a front facing bay window and additional window alongside ample space for freestanding or built in furniture. Bedroom two is also a front facing double room and bedroom three makes an ideal single bedroom.

All rooms enjoy easy access to the bathroom which is fitted with a white and chrome suite to comprise bath with shower over, low level WC, wash hand basin and partial tiling.

Outside there are two marked car parking spaces together with a block paved area that will accommodate a third car if necessary.

The front garden offers slate chipping beds with shrubs set within and the rear garden offers a patio area, lawn, garden shed, fenced boundaries and a gated side entrance.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.lichfelddc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13042023

Local Authority/Tax Band: Lichfield District Council / Tax Band D



Ground Floor



John German

Approximate total area⁽¹⁾

841.17 ft²

78.15 m²

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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