



29 Trafalgar Way,  
Lichfield WS14 9FD

Downes & Daughters  
ESTATE AGENCY

## 29 Trafalgar Way, Lichfield WS14 9FD £375,000

A rare opportunity to acquire a well presented, three double bedroom detached family home with a south facing rear garden, occupying an enviable corner plot on this highly regarded residential development, with the popular Shortbutts Park on its doorstep. Offered for sale with no onward chain and flooded with natural light with many rooms boasting double aspects, the flexible accommodation briefly comprises: Entrance hallway with double doors opening to the living room, a formal dining room, conservatory, kitchen and guest cloakroom on the ground floor, and three bedrooms and two bathrooms radiating from a spacious and elegant gallery landing on the first floor. Externally there is a stylishly planted front garden, lawned side garden with laurel boundary and a south facing walled rear garden with patio seating areas and shaped lawn. There is also private driveway parking and a single garage.

Viewing is essential to appreciate the desirable and flexible layout of this attractive home.

### GROUND FLOOR

Entrance Hallway • Double Doors Opening To... • Double Aspect Living Room • Formal Dining Room • Conservatory With Access To Rear Garden • Kitchen With Door To Garden • Guest Cloakroom

### FIRST FLOOR

Spacious & Attractive Gallery Landing • Double Aspect Principal Bedroom With Built In Wardrobes • En Suite Shower Room • Double Aspect Bedroom Two • Family Bathroom • Bedroom Three

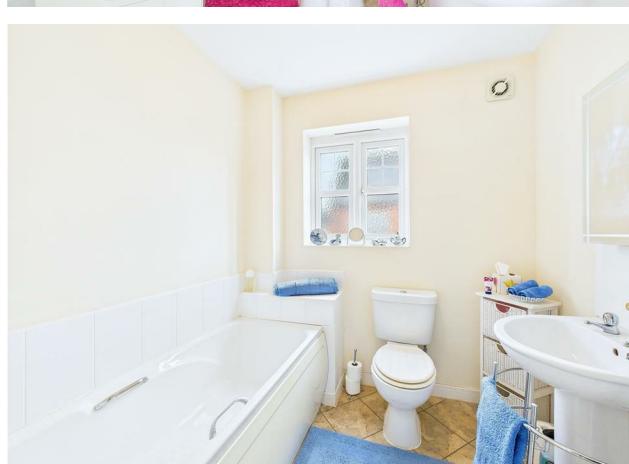
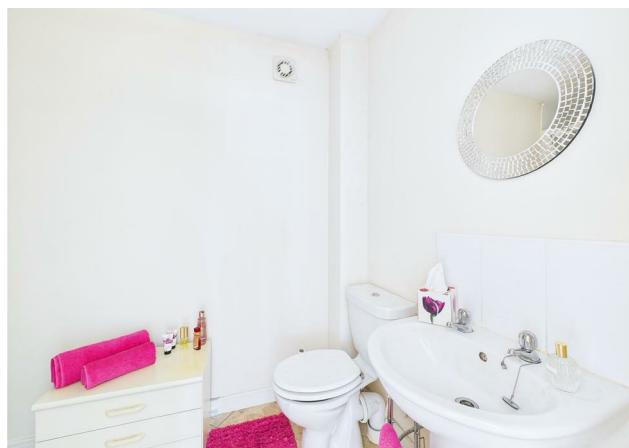
### OUTSIDE

Lawned Side Garden With Laurel Boundary Hedge • Private Driveway Parking • Single Garage • South Facing Walled Rear Garden With Patio Seating Areas, Shaped Lawn & Gated Access To The Front

### FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating C • Upvc Double Glazing • Gas Central Heating • All Mains Services

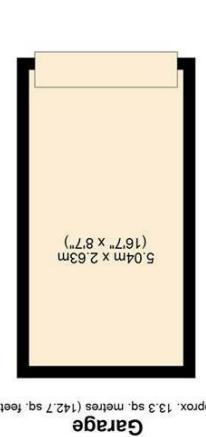




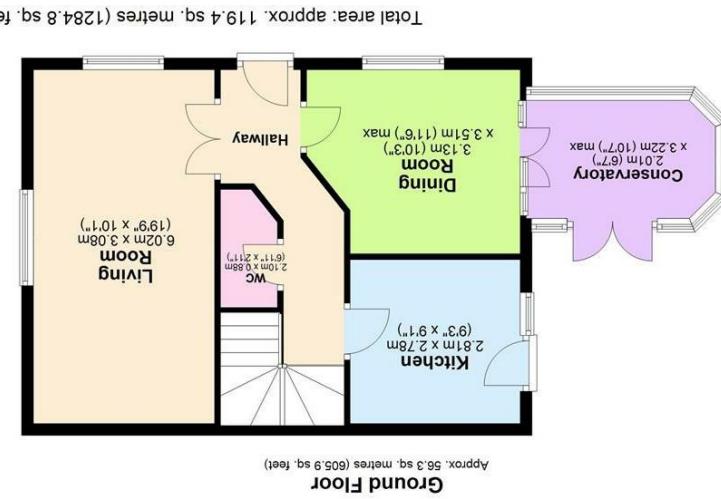


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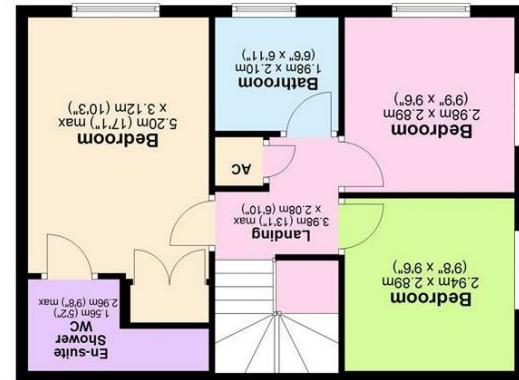
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Garage  
Approx. 13.3 sq. metres (142.7 sq. feet)



Ground Floor  
Approx. 56.3 sq. metres (605.9 sq. feet)



First Floor  
Approx. 49.8 sq. metres (536.2 sq. feet)

