



17 Bridgeman Way,
Lichfield WS14 0AL

Downes & Daughters
ESTATE AGENCY

17 Bridgeman Way,
Lichfield WS14 0AL
£380,000

An elegant, stylishly presented three bedroom semi-detached family home, occupying an enviable and easily accessible position within this popular development, on the rural fringe of the Cathedral City of Lichfield. With all of Lichfield's wide range of amenities, great schools and good transport links on your doorstep this thoroughly impressive home is presented in a tasteful contemporary style with naturally bright flexible living spaces over two floors, with the star of the show being a wonderfully opulent living and dining room with feature return staircase rising to the first floor. Having benefitted from a number of updates by the current owners the accommodation comprises: Entrance hallway, guest cloakroom, breakfast kitchen and that spacious living and dining space with doors to the rear garden on the ground floor, whilst the first floor boasts a principal bedroom with en suite shower room and two further bedrooms sharing the family bathroom. Externally the property occupies an easily accessible position within easy reach of the City Centre and has benefitted from a stylish landscaping of the rear garden, lawned front garden, impressive private driveway with EV charger and a single garage.

Viewing is essential to appreciate the attractive nature of this property, its contemporary presentation and its enviable position within this desirable development.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Breakfast Kitchen • Stylish Open Plan Living & Dining Room With Access To Rear Garden

FIRST FLOOR

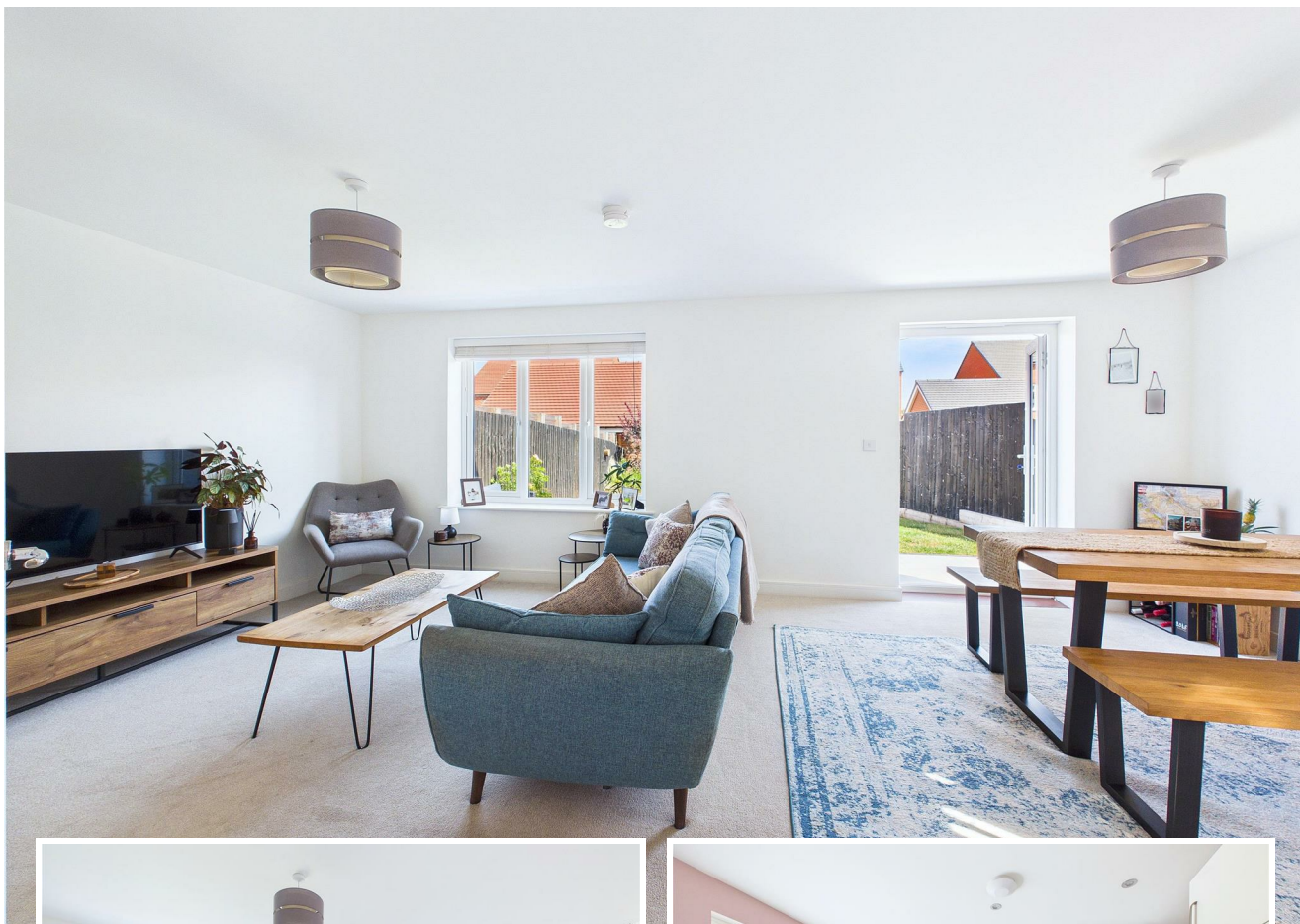
Attractive Landing With Airing Cupboard • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

OUTSIDE

Immaculate Lawned Front Garden • Private Driveway Parking For A Number Of Vehicles • EV Charger & Gated Side Access • Stylishly Landscaped Rear Garden • Manicured Lawn & Two Patio Seating Areas • Raised Sleeper Beds & Modern Lighting

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Estate Service Charge £19.24 PCM (£231 per year) • Council Tax Band D • Energy Rating B • Upvc Double Glazing • Gas Central Heating • All Mains Services.







Floor 0



Floor 1



Approximate total area⁽¹⁾
1006 ft²
93.5 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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