



10 Trunkfield Meadow,
Lichfield WS13 8FL

Downes & Daughters
ESTATE AGENCY

10 Trunkfield Meadow, Lichfield WS13 8FL Offers over £400,000

One of the most popular layouts of a contemporary townhouse this enormously popular estate has to offer, boasting three double bedrooms in addition to the stylish 'open plan' ground floor and a first floor formal living room. Occupying an enviable position within this coveted corner of Darwin Park with an open green outlook over the attractive Cathedral Walk to the front and allocated parking and a single garage to the rear. Particular attention should be paid to the extra height to the ceilings on the second floor, giving a feeling of light and space. The internal accommodation extends to some 1,094 sq.ft and is laid out over three floors, offering flexible and modern spaces all presented in a modern style. The ground floor comprises an entrance hallway with storage cupboard, a sitting room which then flows seamlessly in to a modern kitchen diner with double doors opening to the rear garden. The ground floor is then completed by the more functional utility and cloakroom. The first floor offers a wonderfully bright living room, a family bathroom and a large bedroom which is currently used as a playroom and study with two built in wardrobes. The second floor boasts those opulent ceiling heights and provides a principal bedroom suite with built in wardrobes, an en suite shower room and another double bedroom also with two built in wardrobes. With all front facing rooms benefitting from those pleasant views over Cathedral Walk. Externally the property benefits from a well presented lawned rear garden with patio seating areas and gated access to the allocated rear parking and single garage.

Viewing is essential to appreciate the wonderfully flexible nature of this delightful home, its enviable position within this centrally located development and the pleasant walk directly in to the City Centre, never losing sight of the three spires.

GROUND FLOOR

Entrance Hallway • Sitting Room • Kitchen Diner • Utility • Cloakroom

FIRST FLOOR

Living Room • Bathroom • Bedroom With Built In Wardrobes

SECOND FLOOR

Landing • Principal Bedroom Suite With Built In Wardrobes • En Suite Shower Room • Bedroom With Built In Wardrobes

OUTSIDE

Well Presented Rear Garden With Lawn & Patio Seating • Gated Access To The Side • Single Garage • Allocated Parking • Pleasant Open Outlook

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating C • Upvc Double Glazing • Gas Central Heating • All Mains Services • £120 PA For Carpark Maintenance & Lighting







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) 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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