

Bill Tandy  
and Company

98 Bridgeman Way, Lichfield, Staffordshire, WS14 0BF

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 98 Bridgeman Way, Lichfield, Staffordshire, WS14 0BF

# £370,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this double fronted recently built detached family home superbly located on the recently built development constructed by Taylor Wimpey just off the main Birmingham Road. The property is ideally situated for commuting with nearby access to A38 and A5 trunks and the M6 toll road. The development is a short distance away from Lichfield cathedral city which has trainline access to Birmingham and London. This recently built property, constructed in 2022, is offered with the benefit of no upward chain and early viewings are highly recommended. The accommodation comprises hall, guests cloakroom, through lounge, open plan dining kitchen, three bedrooms one having en suite shower room, and family bathroom. There is parking to the left hand side of the property leading to the garage, and there are gardens to rear.



### RECEPTION HALL

accessed via a composite front entrance door and having radiator, LVT floor, small storage cupboard with consumer unit, larger under stairs storage cupboard, ceiling spotlighting and doors to:

### GUESTS CLOAKROOM

having LVT floor, radiator, suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### LOUNGE

5.40m x 3.01m (17' 9" x 9' 11") this through lounge has double glazed window to front, double glazed windows and French doors to the rear garden, two radiators and LVT floor.

### OPEN PLAN DINING KITCHEN

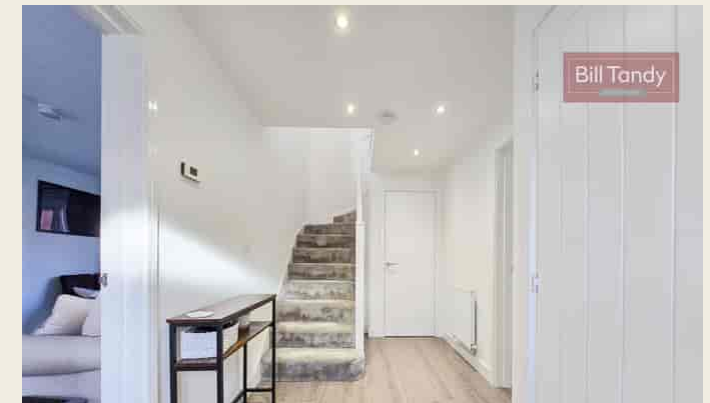
5.40m x 3.16m max (17' 9" x 10' 4" max) this generously sized open plan dining kitchen has double glazed windows to front and rear, LVT floor, two radiators, spotlighting, modern base cupboards and drawers with round edge work tops above, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset Zanussi oven and grill, four ring gas hob with glass splashback and extractor fan above, integrated appliances include fridge/freezer, dishwasher and washing machine, plinth lighting and space for concealed Ideal Logic boiler.

### FIRST FLOOR LANDING

having access to loft, spotlighting, radiator and doors open to:

### BEDROOM ONE

4.14m x 3.06m (13' 7" x 10' 0") having double glazed window to front, radiator and door to:



### EN SUITE SHOWER ROOM

2.33m x 1.18m (7' 8" x 3' 10") having obscure double glazed window to rear, chrome heated towel rail, tiled floor, useful store cupboard, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over and spotlighting to ceiling.

### BEDROOM TWO

3.24m x 2.41m (10' 8" x 7' 11") having double glazed window to rear and radiator.

### BEDROOM THREE

3.14m max x 2.91m (10' 4" max x 9' 7") having double glazed window to front, radiator and useful built-in double wardrobe.

### BATHROOM

2.16m x 1.70m (7' 1" x 5' 7") having obscure double glazed window to front, chrome heated towel rail, tiled floor, spotlighting to ceiling and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath with shower screen and shower appliance over.



## OUTSIDE

The property has a tandem driveway to the side which leads to the garage and there is a side gate leading to the rear garden. To the rear of the property is a paved patio with a sweeping shaped lawn set beyond which extends behind the garage, and there are fenced and walled boundaries.

## GARAGE

having an up and over entrance door, light and power supply, useful eaves storage and side courtesy door to the rear garden.

## COUNCIL TAX

Band D.

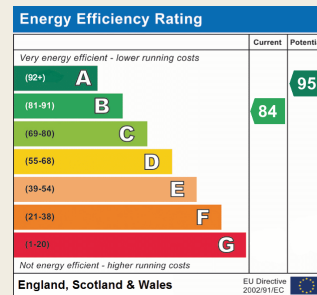
## SERVICE CHARGE

We understand from the vendor there is development Service Charge payable currently in the sum of £222.07 per annum, and is paid to Trinity Management. Should you proceed with the purchase of the property these details must be verified by your solicitor.



## GENERAL INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>



## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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