



Trafalgar Way,
Lichfield, Staffordshire, WS14 9FD
£290,000



Call GOODCHILDS to arrange your VIEWING on this FANTASTIC FIVE Bed house in a POPULAR development in LICHFIELD!!! PRICED TO SELL at £290,000!!! Having a Modern Kitchen, Living Room, Extended Dining Room, FIVE Bedrooms, and En-Suite, Family Bathroom and Guest WC. Drive and Garden. BEAUTIFULLY PRESENTED by the current owner. Call GOODCHILDS to VIEW!!!

In Brief

On The Ground Floor.

The property is entered via the front door into the reception hallway whihc has the Guest WC. To the front is the modern kitchen with ample workspace and units, and an integrated over, with hob and extractor over and an integrated dish washer. The Living room is very spacious and leads into the extended Dining room... Which is more like a sun room with big windows, french doors opening into the garden and several ceiling windows too.

On The First Floor.

Bedrooms Two, Three, and Four are on the fiorst floor, and they are all good double rooms. The family bathroom is also on this floor.

On The Second Floor.

The kingsize Master Bedroom has a separate dressing area with fitted wardrobes and a large ensuite Shower room. The Fifth Bedroom is also on the second floor.

Outside

There is a drive and a nicely presented rear garden.

Hallway

Kitchen

12'2" x 6'2" (3.71m x 1.89m)



Living Room

14'10" x 12'10" (4.54m x 3.92m)



Dining Room

11'8" x 8'7" (3.58m x 2.64m)



Guest WC

First Floor Landing

Bedroom Two

12'10" x 11'10" (3.93m x 3.62m)



Bedroom Three

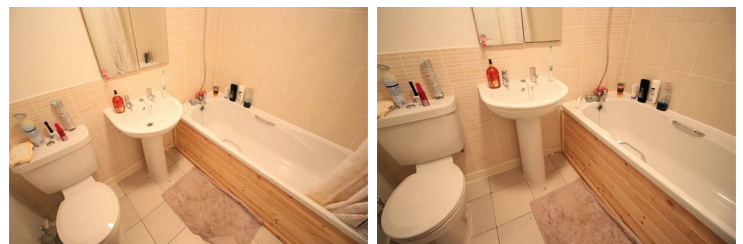
17'0" x 7'11" (5.19m x 2.42m)



Bedroom Four

11'9" x 6'2" (3.60m x 1.89m)

Family Bathroom



Second Floor Landing

Master Bedroom with Dressing area

12'10" max x 11'4" max (3.92m max x 3.47m max)



En-Suite Shower Room

9'8" x 9'3" (2.96m x 2.84m)



Bedroom Five

7'10" x 7'6" (2.41m x 2.30m)

Outside

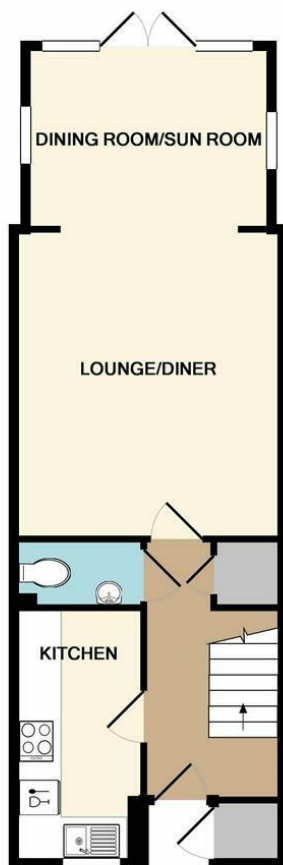
Front Aspect with Drive



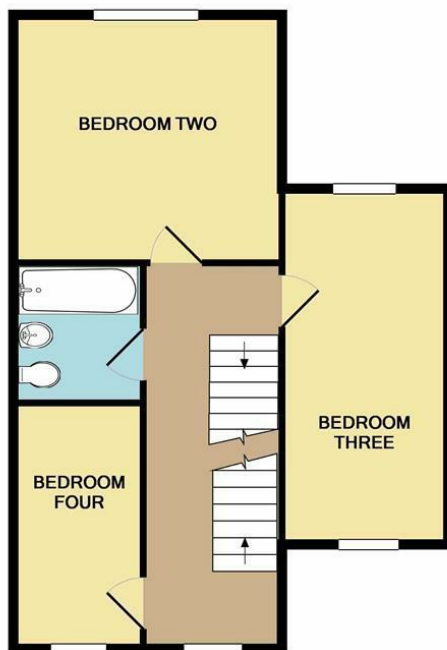
Rear Garden



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GROUND FLOOR



1ST FLOOR

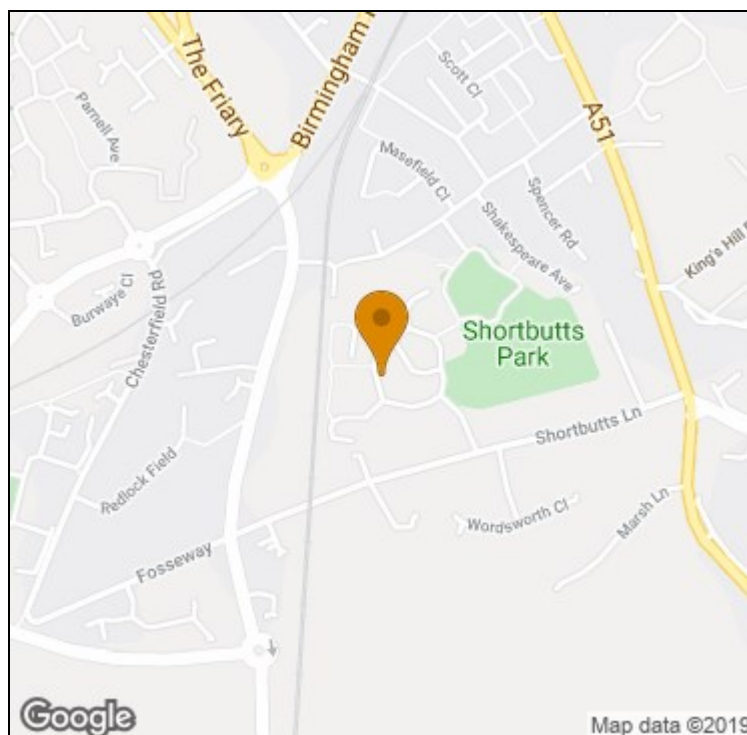


2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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