





This modern, three-bedroom semi-detached home is located in a desirable development, just a short distance from Lichfield City Centre. Built just under five years ago, the property features an open-plan kitchen-diner, a generously sized living room, and three well-proportioned bedrooms, including a master with en suite. Outside, there is parking for two vehicles and an enclosed rear garden. Perfect for commuters, the property offers excellent road and rail links to both London and Birmingham. Viewing is advised strictly by appointment only.



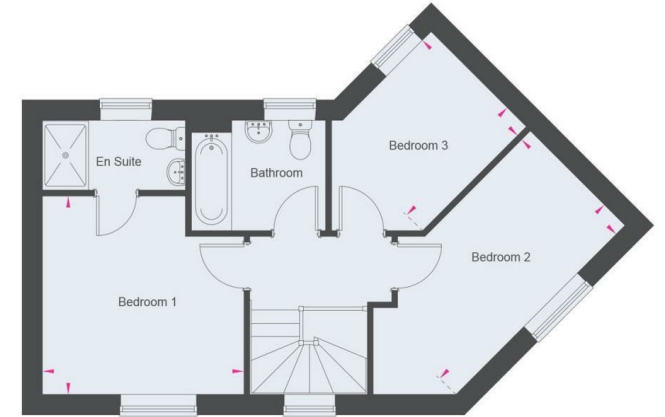






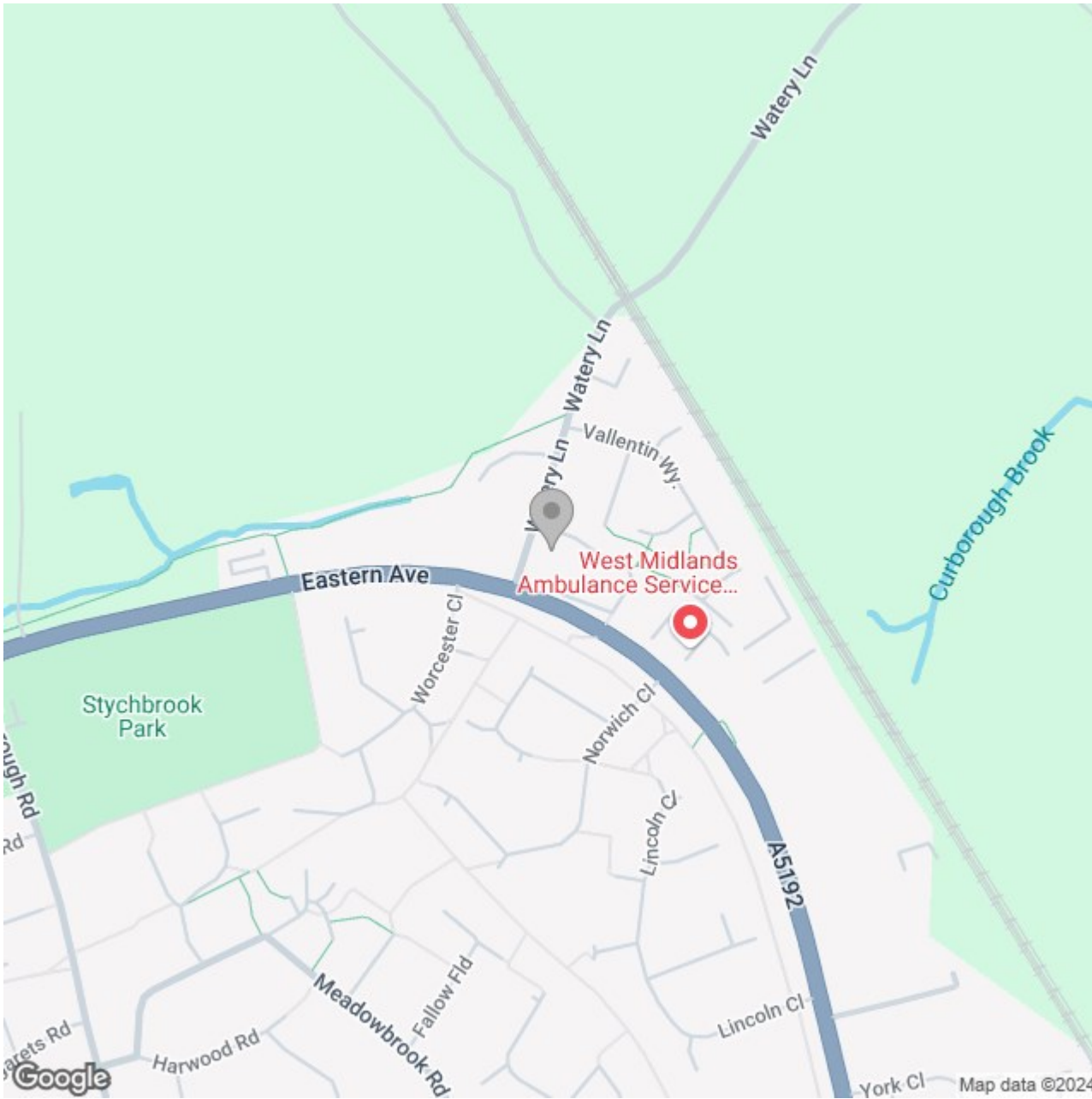
Ground Floor

Living Room	4750mm x 3445mm	(15'6" x 11'3")
Kitchen / Dining Room	4750mm x 3525mm	(15'6"max x 11'6"max)



First Floor

Bedroom 1	3495mm x 3435mm	(11'5"max x 11'3"max)
Bedroom 2	4130mm x 2325mm	(13'6"max x 7'7"max)
Bedroom 3	2545mm x 2330mm	(8'4" x 7'8"max)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	