



Plot 9 The Sidings, Rotten Row,  
Lichfield, WS13 6JB

**£380,000**

# The Sidings, Lichfield WS13 6JB

£380,000

3  2  1 

Set in a popular central location, this BRAND NEW semi detached home, built by Elan Homes offers well presented and well proportioned accommodation that must be viewed.

Approached via a block paved driveway, inspection reveals the entrance hall which gives way to the spacious front lounge. A courtesy door from the lounge leads to the full width dining kitchen which boasts a good range of fitted units and integrated appliances including a fridge/freezer, dishwasher and a washing machine as well as French doors to the rear garden and access to a useful guest wc.

Stairs from the entrance hall rise to the first floor landing with generous storage cupboard and doors to three bedrooms, the main bedroom benefitting from a useful en-suite shower room and built in wardrobe with sliding doors.

Completing the accommodation is the main bathroom which comprises a white suite and tiling to splash prone areas.

Outside to the rear, the enclosed rear garden has a paved patio area with lawn beyond and fencing to neighbouring boundaries with courtesy side gate which leads to the fore.

Within easy reach of Lichfield centre and all that it has to offer, viewing is a must.







## Property Specification

BRAND NEW SEMI DETACHED HOME  
 POPULAR CENTRAL LOCATION  
 THREE BEDROOMS  
 MAIN BEDROOM WITH FITTED WARDROBES  
 BATHROOM, ENSUITE SHOWER ROOM AND GUEST WC  
 LARGE FRONT LOUNGE  
 MODERN DINING KITCHEN WITH APPLIANCES  
 LAWNED REAR GARDEN  
 PARKING FOR 2 CARS  
 FLOORING INCLUDED

### Hall

Kitchen/Diner 5.25m (17'3") x 3.06m (10')  
 WC

Lounge 5.52m (18'1") x 4.17m (13'8")

### Landing

Bedroom One 3.99m (13'1") x 3.56m (11'8")  
 plus 0.37m (1'2") x 0.37m (1'2")

### En-suite

Bedroom Two 2.81m (9'3") x 2.65m (8'8")  
 plus 0.37m (1'2") x 0.37m (1'2")

Bedroom Three 2.65m (8'8") x 2.34m (7'8")  
 plus 0.37m (1'2") x 0.37m (1'2")

### Bathroom

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
 Came on the market: 6th November 2025

### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage  
 Council tax band: TBC  
 Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



*This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.*

## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

