

Bill Tandy
and Company

88 Valley Lane, Lichfield, Staffordshire, WS13 6ST

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**88 Valley Lane, Lichfield,
Staffordshire, WS13 6ST**

£500,000

With an established residential location ideal for accessing the city centre and all its amenities, this very well presented detached home is an ideal family purchase. Much improved by the present owners the home boasts a most impressive family breakfast kitchen with modern fittings, in turn freeing the former dining room to be an ideal playroom or study. Four good bedrooms and bathroom on the first floor complete the perfect family credentials. To fully appreciate the lovely and convenient location with its excellent fore and rear gardens, an early viewing would be advisable.



ENTRANCE HALL

approached via a UPVC obscure double glazed door and having wood laminate floor covering, radiator, coving, built-in under stairs storage cupboard, staircase leading to the first floor and doors leading off.

DOWNSTAIRS SHOWER ROOM/GUESTS W.C.

having close coupled W.C., wall mounted wash hand basin, corner shower cubicle with mains shower, centrally heated chrome towel rail, tiled floor to ceiling, obscure UPVC double glazed window to front and extractor fan.

LOUNGE

3.58m x 5.20m (11' 9" x 17' 1") having UPVC double glazed bow window, radiator, wood laminate flooring, coving, two ceiling light points, wall light point and double doors into:

DINING/PLAY ROOM

10' 11" x 10' 4" (3.33m x 3.15m) having coving, ceiling light point, UPVC sliding patio doors, wood laminate flooring, radiator and door to:

STUNNING BREAKFAST KITCHEN

18' 11" x 15' 1" (5.77m x 4.60m) having a range of matching wall and base units, solid wood work surfaces and upstands, inset one and a half bowl ceramic sink with mixer tap, two built-in ovens and five ring gas hob with extractor above, integrated fridge and freezer and wine cooler, integrated dishwasher, two Velux skylights, ceiling spotlights, central island with hardwood work surfaces and breakfast bar, two radiators, hardwood flooring, UPVC double glazed French doors to rear, UPVC double glazed window to rear and door to garage.

FIRST FLOOR LANDING

having obscure double glazed window to side, loft access with pull down retractable ladder leading to large boarded loft area ideal for storage, coving, two ceiling light points and doors leading off.



BEDROOM ONE

14' 4" x 9' 10" (4.37m x 3.00m) having UPVC double glazed window to rear, radiator, ceiling light point, coving and two double built-in wardrobes.

BEDROOM TWO

12' x 9' 10" (3.66m x 3.00m) having UPVC double glazed window to front, coving, ceiling light point and radiator.

BEDROOM THREE

11' 3" x 8' (3.43m x 2.44m) having UPVC double glazed window to rear, coving, ceiling light point and radiator.

BEDROOM FOUR

11' 3" x 7' 3" (3.43m x 2.21m) having UPVC double glazed window to front, radiator, coving and ceiling light point.

BATHROOM

2.19m x 2.45m max (7' 2" x 8' 0") having 'P' shaped bath with shower above and curved screen, wash hand basin set into a vanity unit with integrated close coupled WC, UPVC obscure double glazed window to side, centrally heated chrome towel rail, spotlights, electric shaver point, vanity wall cupboard with mirror tiled floor to ceiling.



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OUTSIDE

To the front of the property is a mono bloc driveway providing parking for several cars and with trees on the perimeter. To the rear of the property is a paved mono block patio area and lawn, shrubs and border, fenced perimeter, shed, outside tap and two outside lights.

GARAGE

15' 2" x 8' 1" (4.62m x 2.46m) having power, lighting, combination boiler and space for washing machine and tumble dryer.

COUNCIL TAX

Band E.

FURTHER 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/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

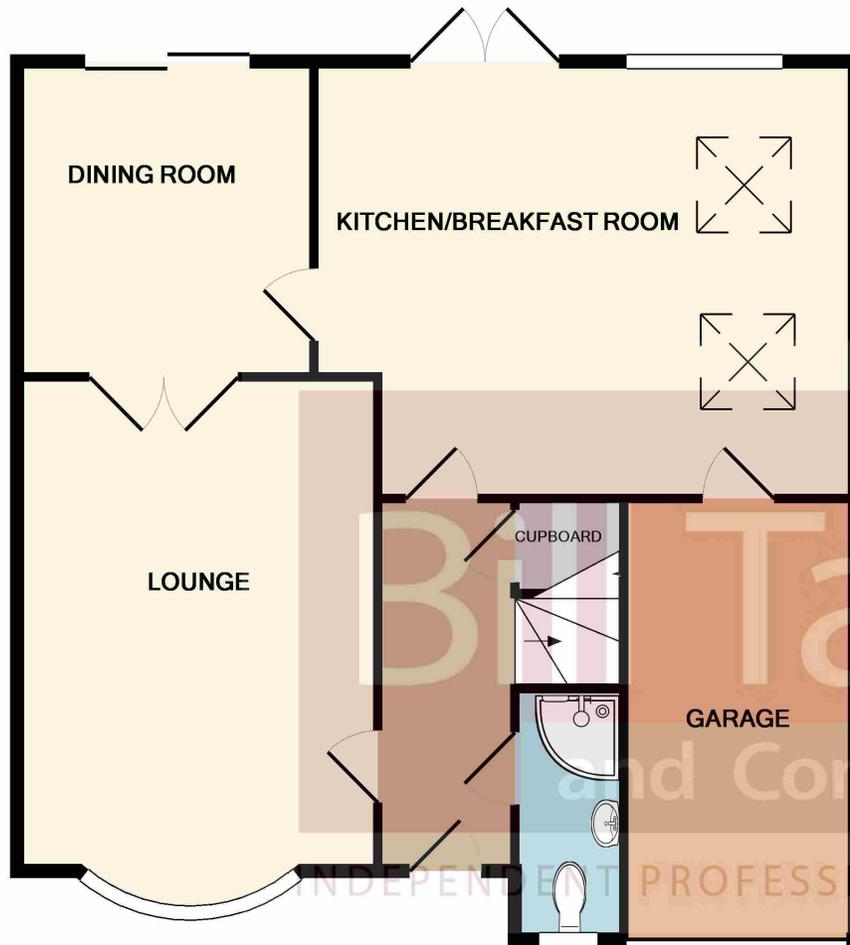
TENURE

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.

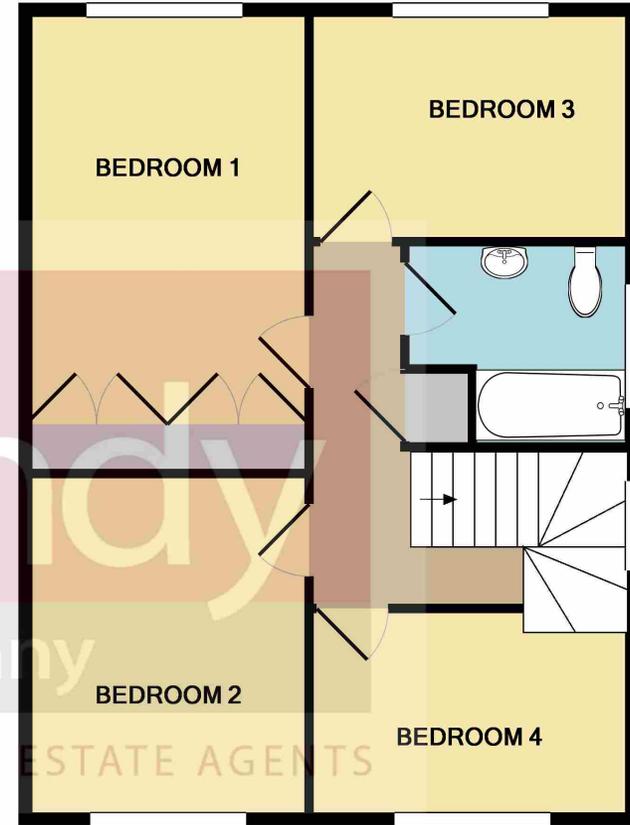
VIEWING

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

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

88 VALLEY LANE, LICHFIELD WS13 6ST

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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