



155 Trent Valley Road, Lichfield, Staffordshire, WS13 6HA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£270,000

Bill Tandy and Company are delighted to offer for sale this traditional mid terraced property superbly positioned on Trent Valley Road, a short distance away from the cathedral city centre of Lichfield. The property is superbly located ideal for the commuter within a 5-minute walk to Lichfield Trent Valley Station, offering 90-minute journeys to Euston and 45-minute trips to Birmingham New Street Station. The property falls within a sought after Scotch Orchard Primary School and Nether Stowe Secondary School. The property itself, which needs to be viewed to be fully appreciated, is set on a superb plot enjoying a generously sized rear garden and garage and parking to the rear located off Valley Lane. The property has the benefit of no upward chain and briefly comprises reception hall, guests cloakroom, sitting room, dining room, family breakfast room, kitchen, two generous first floor bedrooms and bathroom with access to a balcony. One of the distinct features of the property is its superb sized rear garden with summerhouse.



RECEPTION HALL

approached via a double glazed stained glass front door and having Minton style tiled flooring and doors opening to:

SITTING ROOM

4.03m x 3.75m (13' 3" x 12' 4") having double glazed window to front and central fireplace with marble hearth and inset, decorative surround with mantel above and inset Cannon gas fire.

DINING ROOM

fireplace with marble hearth and surround housing an inset gas fire, double glazed window to side and access to:

SNUG/BREAKFAST ROOM

2.84m x 3.33m (9' 4" x 10' 11") Double glazed side window, wall mounted gas fire, double doors to storage. Door opens to

KITCHEN

2.84m x 3.16m max (9' 4" x 10' 4" max) having double glazed window to rear, door to side, tiled flooring, base cupboards and drawers with round edge work tops above, double bowl ceramic Belfast sink and spaces for fridge, cooker and washing machine. Door opens to

GUESTS CLOAKROOM

having radiator, obscure double glazed window to side and low flush W.C.

FIRST FLOOR LANDING

having radiator and doors opening off to:

BEDROOM ONE

5.22m x 3.65m (17' 2" x 12' 0") having two double glazed windows to front, radiator and exposed floorboards.



BEDROOM TWO

3.77m x 3.43m (12' 4" x 11' 3") having double glazed window to rear, radiator and fitted wardrobes.

SHOWER ROOM

having French doors to balcony, double doored storage cupboard, radiator, laminate flooring, vanity unit with inset wash hand basin and storage, low flush W.C., shower cubicle and Ferroli boiler.

OUTSIDE

To the front of the property is a low maintenance front garden with hedged boundary accessed via a gated approach from Trent Valley Road. One of the particular features of the property is its superb long and sweeping rear garden having patio areas, shaped lawn, well stocked mature borders, mature shrubs and hedging for screening, useful summerhouse. To the rear of the garden is a gate leading to Valley Lane and giving access to the garage and parking area.

DETACHED GARAGE

located to the rear of the property and approached via double entrance doors.

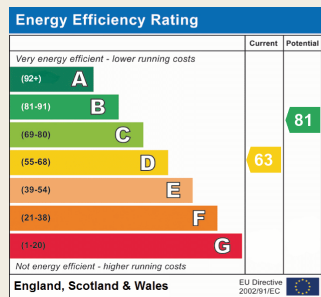


COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - SO Energy. T.V and Broadband – Sky. 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

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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 lichfield@billtandy.co.uk
 Tel: 01543 419400

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