



Birch Cottage, Paradise, off Trent Valley Road, Lichfield,  
Staffordshire, WS13 6EQ

Bill Tandy  
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

# Birch Cottage, Paradise, off Trent Valley Road, Lichfield, Staffordshire, WS13 6EQ

## £695,000

Bill Tandy are delighted to offer for sale this stunning four-bedroom extended Victorian home which offers an exceptional blend of period charm and contemporary living, and truly deserves to be seen. Beautifully improved and sympathetically extended, this elegant double-fronted semi-detached property sits in a peaceful, tucked-away position just off Trent Valley Road, within easy walking distance of Lichfield's vibrant city centre. Perfectly placed for commuters, the home is moments from Trent Valley and Lichfield City stations direct rail links to Manchester, London and Birmingham, and offers convenient access to the A5, A38 and M6 Toll. The spacious accommodation begins with an entrance porch, an impressive extended main sitting room with a vaulted ceiling, a separate dining room, a cosy snug, and a recently updated L-shaped dining kitchen ideal for entertaining. Upstairs, a generous landing gives access to four well-proportioned bedrooms and a stylish family bathroom. Externally there is parking to the front along with an additional parking area, and beautifully maintained gardens to the front, side and rear, providing attractive outdoor space throughout the seasons. A rare opportunity to acquire such a charming and substantial Victorian home in this sought-after location — early viewing is strongly recommended.



### GLAZED ENTRANCE PORCH

approached from the generous front garden and having glazed panel front entrance door, gable end glass feature, windows to front and side, quarry tiled floor and door to:

### DINING ROOM

4.00m x 3.97m (13' 1" x 13' 0") having double glazed window to front, radiator, feature fireplace with recess and tiled hearth, wooden beam above and housing a cast-iron gas burner, stairs to first floor and door to:

### SNUG

3.96m x 3.65m (13' 0" x 12' 0") having double glazed window to front, radiator, exposed wooden flooring and feature fireplace with tiled hearth, Victorian tiled inset with wooden surround and mantel above housing a cast-iron inset with gas fire.

### STUNNING RE-FITTED DINING KITCHEN

6.06m max x 5.04m max (19' 11" max x 16' 6" max) this stunning and generously sized dining kitchen has double glazed windows to rear and side, radiator, Karndean flooring, ceiling spotlighting, under stairs store cupboard, two-tone base storage cupboards and drawers with quartz preparation work tops above, tiled splashback, wall mounted storage cupboards with under-cupboard lighting, inset Belfast ceramic sink with swan neck mixer tap, inset Neff induction hob, Neff oven with further Neff oven/microwave, warming drawer, space for double width fridge/freezer and space for washing machine.

### SITTING ROOM

6.59m x 4.41m max (3.67m min) (21' 7" x 14' 6" max 12' min) this generously sized and superbly extended sitting room has a bespoke dresser with shelving, cupboards and drawers, upright radiator, stunning vaulted ceiling with a gable end glazed feature to rear, double glazed windows and French doors to the rear garden and radiator.

### SIDE PORCH

having door to rear garden, Karndean flooring, wall mounted British Gas boiler and door to:

### GUESTS CLOAKROOM

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

### GENEROUS FIRST FLOOR LANDING

having double glazed window to rear, space for desk or dressing table, radiator and loft access with pull-down ladder leading to a boarded loft. Doors open to:

### BEDROOM ONE

3.97m x 3.67m (13' 0" x 12' 0") having double glazed window to front with lovely views and radiator.



### BEDROOM TWO

4.02m x 3.98m (13' 2" x 13' 1") having double glazed window to front again with lovely views, radiator, range of bespoke fitted wardrobes and over stairs storage area.

### BEDROOM THREE

3.33m x 2.68m (10' 11" x 8' 10") having double glazed window to rear and radiator.

### BEDROOM FOUR

2.68m x 2.53m (8' 10" x 8' 4") this fourth bedroom could also be used as an office having double glazed window to side and radiator.

### FAMILY BATHROOM

3.40m x 3.16m (11' 2" x 10' 4") this generously sized bathroom has double glazed windows to rear and side, radiator, chrome heated towel rail, suite comprising vanity unit with two wash hand basins with mixer taps, low flush W.C., roll top free-standing bath and shower enclosure with Triton shower appliance over and tiled surround and airing cupboard with shelving and hot water tank.

### OUTSIDE

The property is set back from Trent Valley Road and accessed via a shared long sweeping driveway. To the front is a sweeping gravelled driveway and in addition there are two allocated parking spaces providing additional parking. The good sized foregarden has a shaped lawn, herbaceous borders and shrubs, pathway to front entrance door and there is a side gate leading to a gravelled side garden and leading to the rear. The rear garden has a gravelled patio space ideal for entertaining with shaped lawn beyond, mature trees and shrubs and useful shed/greenhouse.



#### ACCESS

The vendors inform us that they have a right of way over the access road to the property. Should you proceed with the purchase of the property these details must be verified by your solicitor.

#### COUNCIL TAX

Band D.

#### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

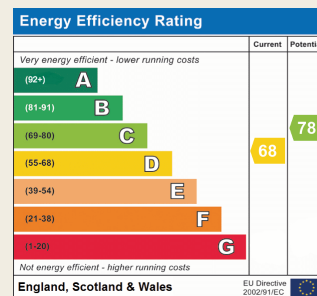
The vendors inform us that the rear kitchen extension built with flat roof was underpinned in 1990. Following the installation of a pitched roof in 2004 some settlement occurred which required remediation.

The adjacent land currently has an outline application for the demolition of outbuildings and the development of up to six new build dwelling houses. We understand this is being considered however has been previously refused. Should you proceed with the purchase of the property these details must be verified by your solicitor before legal commitment.



#### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



#### 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.



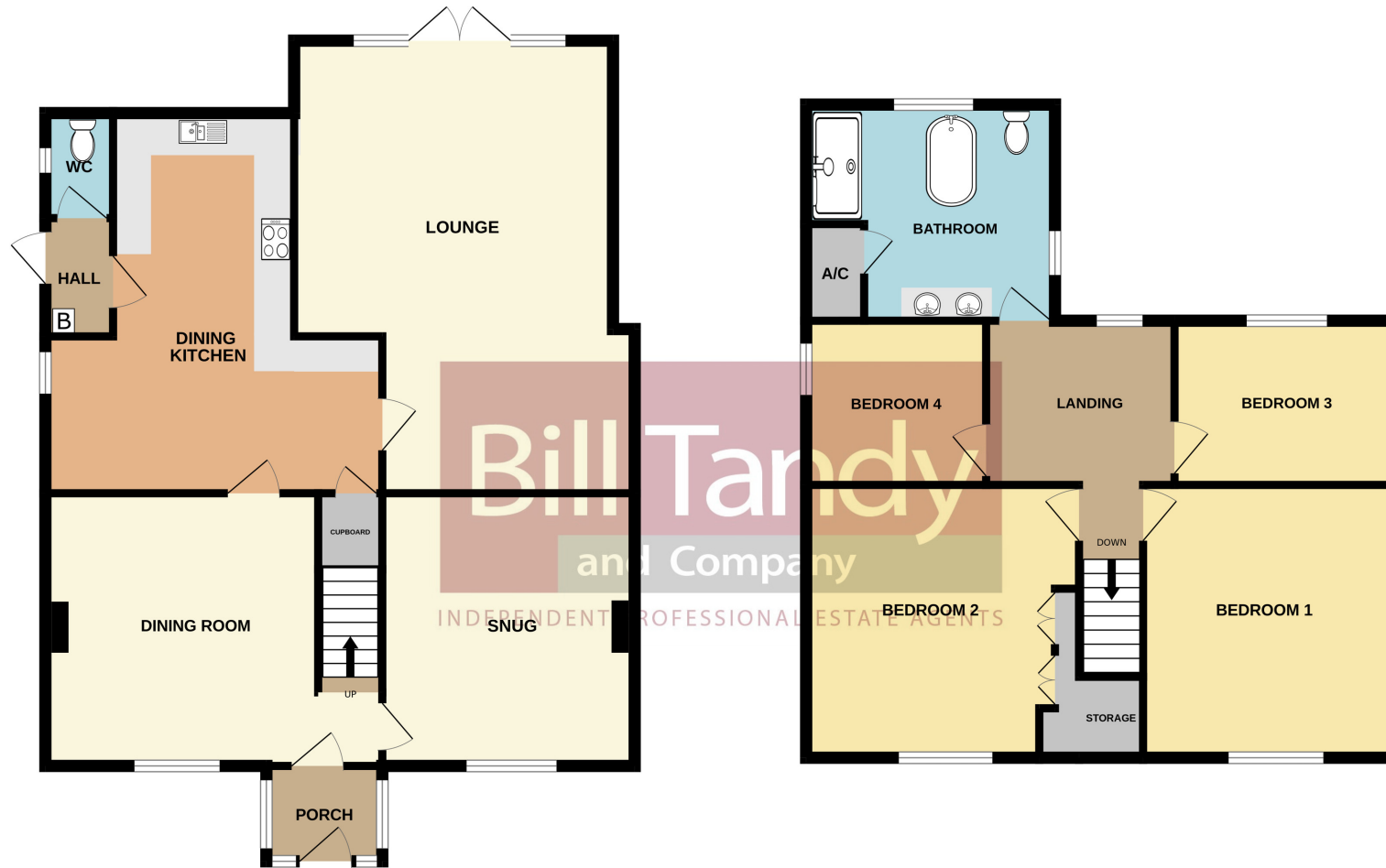
#### VIEWING

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



BIRCH COTTAGE, PARADISE, LICHFIELD WS13 6EQ

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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3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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