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143a Trent Valley Road, Lichfield, Staffordshire, WS13
6HA

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

143a Trent Valley Road, Lichfield, Staffordshire, WS13 6HA

£499,950

Bill Tandy and Company are delighted in offering for sale this modern detached family home located on the sought after Trent Valley Road and a short walking distance away from the city centre of Lichfield. The property is superbly located with nearby commuter links including Trent Valley Station providing rail links to Manchester, London and Birmingham, and there is easy access to the A5, A38 and M6 toll road. This rare opportunity to purchase a detached property on the road provides a wealth of accommodation to briefly comprises a reception hall, guest w.c. lounge with bay window, generously sized dining family room, recently updated kitchen and utility room. To the first floor is a generous size landing, four bedrooms, en-suite and family bathroom. The property further enjoys a good size loft storage room. Externally, the property enjoys parking to front, garage and well cared for rear garden. Early viewings are highly recommended.



CANOPY PORCH

with downlight and composite front entrance door opening to:

RECEPTION HALL

having double glazed window to side, tiled floor, spotlighting to ceiling, radiator and stairs to first floor. Doors open to:

GUESTS CLOAKROOM

having an obscure double glazed window to side, tiled floor, radiator and suite comprising wall mounted wash hand basin and low flush W.C.

LOUNGE

6.24m max into bay (4.65m min) x 3.52m (20' 6" max into bay 15'3" min x 11' 7") having walk-in double glazed square bay window to front, radiator, under stairs store cupboard and a feature and focal point fireplace having a tiled hearth, brick surround with mantel above and space for an electric fire. Bi-fold doors open to:

DINING FAMILY ROOM

3.73m x 3.50m (12' 3" x 11' 6") approached via a square archway from the reception hall and having UPVC double glazed sliding patio doors to rear garden and radiator.

KITCHEN

3.26m x 3.19m (10' 8" x 10' 6") superbly modernised and updated and having a double glazed window to rear, upright designer radiator, contemporary kitchen units comprising base cupboards and drawers with wooden preparation tops above, tiled splashback surround and wall mounted cupboards, inset stainless steel one and a half bowl sink unit, inset Bosch oven with a four ring gas hob and extractor fan above, spaces ideal for fridge/freezer and dishwasher, spotlighting and tiled floor.

UTILITY ROOM

2.17m x 1.41m (7' 1" x 4' 8") having obscure double glazed window to side, radiator, tiled floor, Ideal boiler, base and wall mounted storage cupboards, round edge work top and tiled splashback surround, inset stainless steel sink and spaces ideal for washing machine and tumble dryer.

FIRST FLOOR LANDING

having obscure double glazed window to side, radiator, staircase rises to the second floor loft room and doors open to:



BEDROOM ONE

4.33m x 3.73m (14' 2" x 12' 3") having two double glazed windows to front, radiator, recess ideal for dressing table or wardrobe, fitted wardrobes with sliding mirrored doors and door to:

EN SUITE SHOWER ROOM

having an obscure double glazed window to side, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over and spotlighting to ceiling.

BEDROOM TWO

3.73m x 2.86m max (2.68m min) (12' 3" x 9' 5" max 8'10" min) having double glazed window to rear and radiator.

BEDROOM THREE

3.56m x 2.25m (11' 8" x 7' 5") having double glazed window to rear and radiator.

BEDROOM FOUR

3.12m x 2.26m (10' 3" x 7' 5") could also be used as a home office having double glazed window to front and radiator.

BATHROOM

2.35m x 1.71m (7' 9" x 5' 7") having an obscure double glazed window to rear, chrome heated towel rail and modern white suite comprising pedestal wash hand basin with mosaic tiled surround, low flush W.C. and bath with shower over.



SECOND FLOOR LOFT ROOM

5.26m x 3.98m into reduced ceiling height (17' 3" x 13' 1" into reduced ceiling height) one of the distinct features of the property is this superb loft hobbies, accessed via a staircase from the first floor landing and having Velux skylight window with blind to rear, doors to useful eaves storage and downlighting. A further door leads to a useful store.

OUTSIDE

To the front of the property is a shared access leading to a generous block paved driveway providing parking and leading to the garage and front entrance door. A side gate gives access to the rear. Set to the rear is a paved patio, external tap, lighting, paved pathway leading to the rear of the garden having shaped lawn, flower bed borders, mature trees and shrubs and childrens' summerhouse.

GARAGE

5.01m x 2.38m max (16' 5" x 7' 10" max) approached via an up and over entrance door and having light and power supply and cold water tap.

COUNCIL TAX

Band D.



FURTHER INFORMATION SUPPLIES

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

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

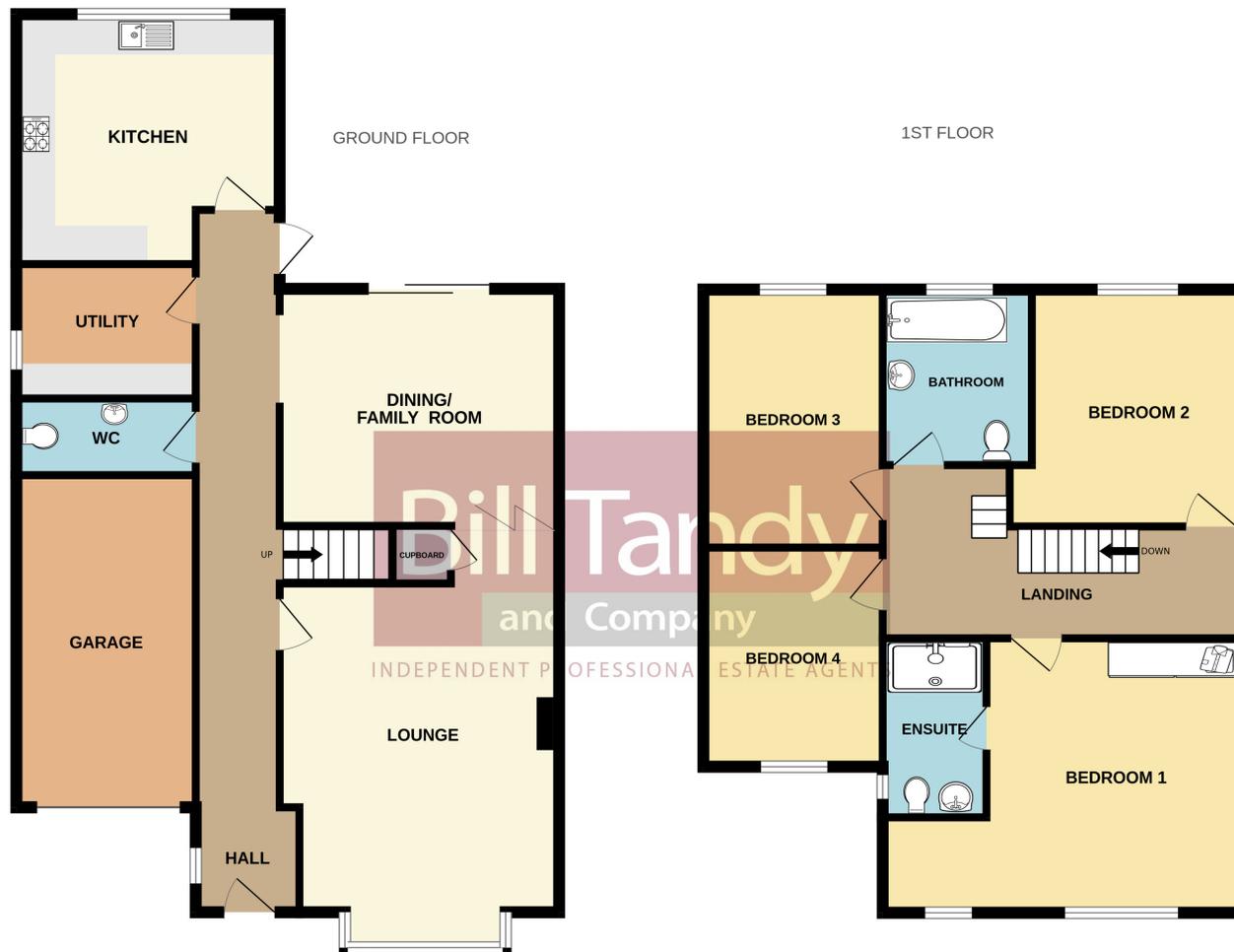
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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.



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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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