



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

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**161 Trent Valley Road, Lichfield,  
Staffordshire, WS13 6HA**

**£350,000**

Bill Tandy and Company are delighted in offering for sale this traditional end terraced property located on the sought after Trent Valley Road and a short walking distance away from the city centre of Lichfield. The property is located on a generous sized plot and is close to 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 traditional dwelling needs to be viewed to be fully appreciated and provides a wealth of traditional features and briefly comprises entrance porch, reception hall, sitting room with bay window, generously sized dining family room, recently updated kitchen, rear porch/laundry, guests cloakroom, three first floor bedrooms and updated shower room. One of the distinct features of the property are the generously sized gardens which extend to front, side and rear, and a garage and parking can be found to the rear accessed from Valley Lane.



### **ENTRANCE PORCH**

approached via a composite double glazed front entrance door and having tiled flooring, window to side and internal door to:

### **RECEPTION HALL**

having oak wooden floor, under stairs storage recess and cloak area and doors open to:

### **SITTING ROOM**

4.77m into bay x 3.65m (15' 8" into bay x 12' 0") having walk-in double glazed square bay window to front, radiator, feature high ceiling, coving and a feature and focal point fireplace with a tiled hearth and inset, wooden surround with mantel above and housing a flame effect electric fire.

### **DINING ROOM**

4.98m x 4.00m (16' 4" x 13' 1") this generously sized second reception room has oak wooden flooring, radiator, double glazed French doors to rear garden and door to staircase rising to the first floor accommodation.

### **RE-FITTED KITCHEN**

4.59m x 3.00m (15' 1" x 9' 10") this superbly and recently updated kitchen has UPVC double glazed window to side, Shaker style base cupboards and drawers with square edged preparation work tops above and matching upstand splashback, inset stainless steel one and a half bowl sink with mixer tap, inset Samsung double oven, Hotpoint microwave/grill, AEG induction hob with glass splashback and extractor above, integrated slimline dishwasher and space ideal for fridge/freezer. A square archway leads to:

### **REAR PORCH/LAUNDRY**

1.98m x 1.07m (6' 6" x 3' 6") having space ideal for washing machine, obscure double glazed door to side, laminate flooring and Ideal Logic boiler. Door opens to:

### **GUESTS CLOAKROOM**

having laminate flooring flowing through from the rear porch/laundry, aqua boarding surround, radiator and low flush W.C.



### **FIRST FLOOR LANDING**

having double glazed window to front, loft access with pulldown ladder leading to a generously sized boarded loft, radiator and doors lead off to:

### **BEDROOM ONE**

3.96m x 3.51m (13' 0" x 11' 6") having double glazed window with additional secondary glazing to the front, radiator, laminate flooring and store cupboard above the stairs.

### **BEDROOM TWO**

3.97m x 3.95m (13' 0" x 13' 0") having double glazed window to rear, radiator, laminate flooring and built-in wardrobes with sliding doors.

### **BEDROOM THREE**

3.35m x 1.90m (11' 0" x 6' 3") having double glazed window to side and radiator.

### **SHOWER ROOM**

2.69m x 2.00m (8' 10" x 6' 7") superbly updated and having an obscure double glazed window to rear, laminate flooring, chrome heated towel rail, modern white suite comprising vanity unit with storage and inset wash hand basin, low flush W.C., double shower cubicle with aqua boarding surround and shower appliance over and bi-fold door to useful linen cupboard.



## OUTSIDE

One of the distinct features of the property is its superb corner position with generously sized gardens located to the side. Located from Valley Lane and positioned to the rear the property has gated rear access leading to a paved parking area with gate to garden and access to garage. The property has a generous rear garden which also extends to the side and having paved patio area, generous sweeping shaped lawn with mature trees, hedging and flower bed borders. To the rear of the garden is a pedestrian gate leading to the rear parking.

## DETACHED GARAGE

6.12m x 3.74m (20' 1" x 12' 3") approached via an up and over door and having windows to rear, door to garden and light and supply.

## COUNCIL TAX

Band C.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



## 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 prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	63	84
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.

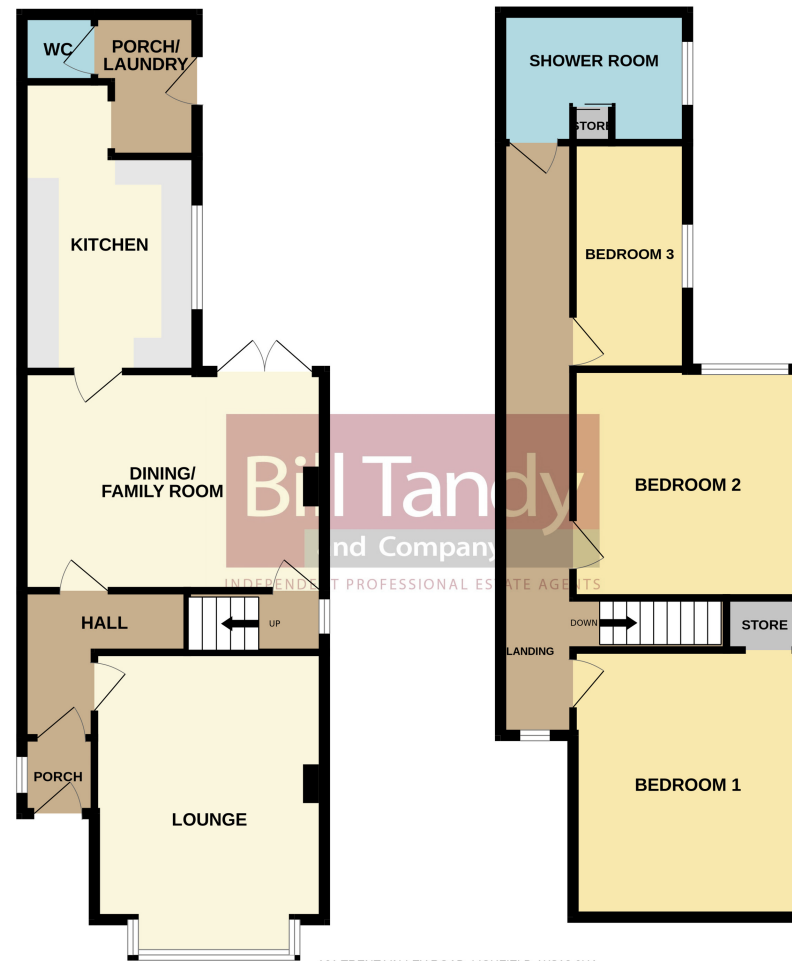
## VIEWING

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](mailto: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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