





# Ash Tree Lane, Lichfield

Offers Over £500,000

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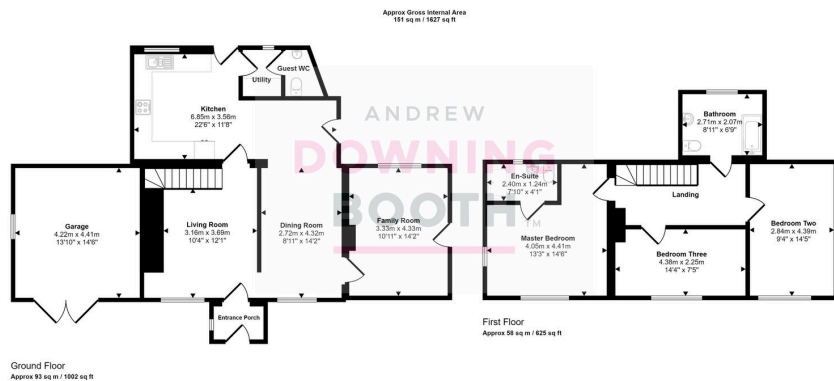
**No upward chain - An incredibly rare opportunity for a magnificent three double bedroom detached cottage in a desirable part of Lichfield, seamlessly blending high specification contemporary excellence with wonderfully maintained original features. Nestled at the end of Ash Tree Lane, this unique property boasts a consistently generous room sizes and a family-friendly and flexible layout with more than ample living space.**

**Location-wise, the property benefits from being comfortably less than a mile from Lichfield Trent Valley train station, offering direct links to London, Birmingham and other surrounding areas, whilst Lichfield's city centre is also just a short drive away, with easy access to a range of amenities including Beacon Park, various bars/ restaurants and highly rated schools. Also just a swift drive in the opposite direction is the A38, again providing a straightforward commute to Birmingham.**

**The accommodation is set across two floors, with three separate characterful reception rooms, a very attractive, light and tasteful kitchen, utility room and guest WC all to the ground floor, whilst the first floor is home to all three bedrooms (Master with en-suite shower room) and the stunning main bathroom. A larger-than-average integral garage and charming frontage are complimented by a low maintenance and mature rear garden to make up the property's exterior.**

**One-of-a-kind properties of this calibre, that offer so much in just about every department, simply must be viewed in order to be appreciated.**





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bedrooms sofas are representations only and may not look like the real items. Made with Made Energy 360.

- Three Double Bedroom Detached Character Cottage
- Seamless Blend Of Original Features & Contemporary Excellence
- Superb Dual Aspect Master Bedroom With Contemporary En-Suite
- EPC Rating: D
- No Upward Chain
- Magnificent Range Of Living Space
- Desirable Location With Easy Access To A38 & Lichfield Trent Valley Station
- Council Tax Band: E

