



Lichfield

£230,000



Offered for sale with no upward chain is this extremely spacious three/four bedroom home, situated on Trent Valley Road in Lichfield. Location is so important- This property is situated in a very sought after area within close reach of Lichfield Trent Valley Station, with connections to London and Birmingham.

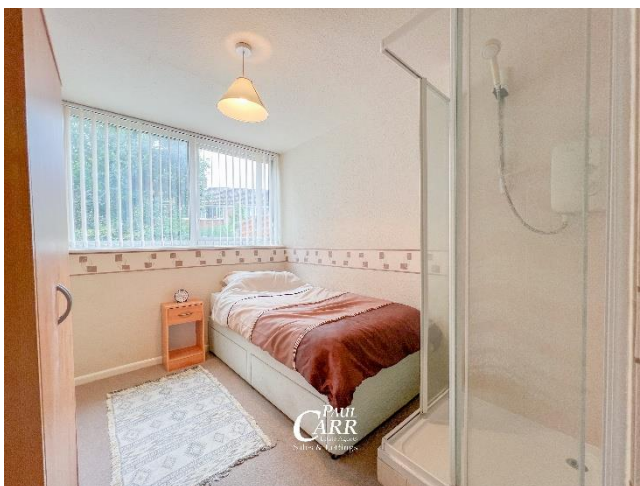
Approached via a driveway set back from the main road, the internal accommodation is surprisingly spacious. You are greeted with a large entrance hallway with integral access to the garage, plus a ground floor bedroom with shower unit, a utility room with outdoor access and W.C.

To the first floor is a huge open plan living/dining area, a fantastic space for entertainment, with a separate kitchen to the rear. This floor in particular boasts large windows allowing floods of natural light throughout the property.

The second floor consists of two large double bedrooms, potential to easily create a third as there originally used to be, and a family size bathroom.

Outside is a low maintenance private rear garden, a fantastic outdoor space with fenced enclosure and a private outlook. Under the Estate agents act 1979 Paul Carr Estate Agents disclose a personal interest in this property.





Property Specification

No Upward Chain
Sought After Location Close to Lichfield Trent Valley Station
Spacious Three/Four Bedroom Home
Open Lounge/Dining Area
Integral Garage

Ground Floor

Hallway 18' 2" x 6' 9" (5.53m x 2.05m)

Integral Garage 19' 4" x 8' 0" (5.89m x 2.44m)

Ground Floor Bedroom
11' 0" x 7' 11" (3.35m x 2.42m)

Utility 8' 6" x 6' 9" (2.60m x 2.07m)

W.C. 5' 1" x 2' 11" (1.55m x 0.90m)

First Floor

Open Plan Lounge/Diner 25' 11" x 15' 1" (7.90m x 4.61m)

Kitchen 10' 5" x 6' 11" (3.17m x 2.11m)

Second Floor

Bedroom One 15' 1" x 9' 6" (4.61m x 2.89m)

Bedroom Two 15' 1" x 8' 11" (4.61m x 2.73m)

Bathroom 6' 9" x 5' 5" (2.05m x 1.66m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: Aug 25

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: B
Tenure: Freehold

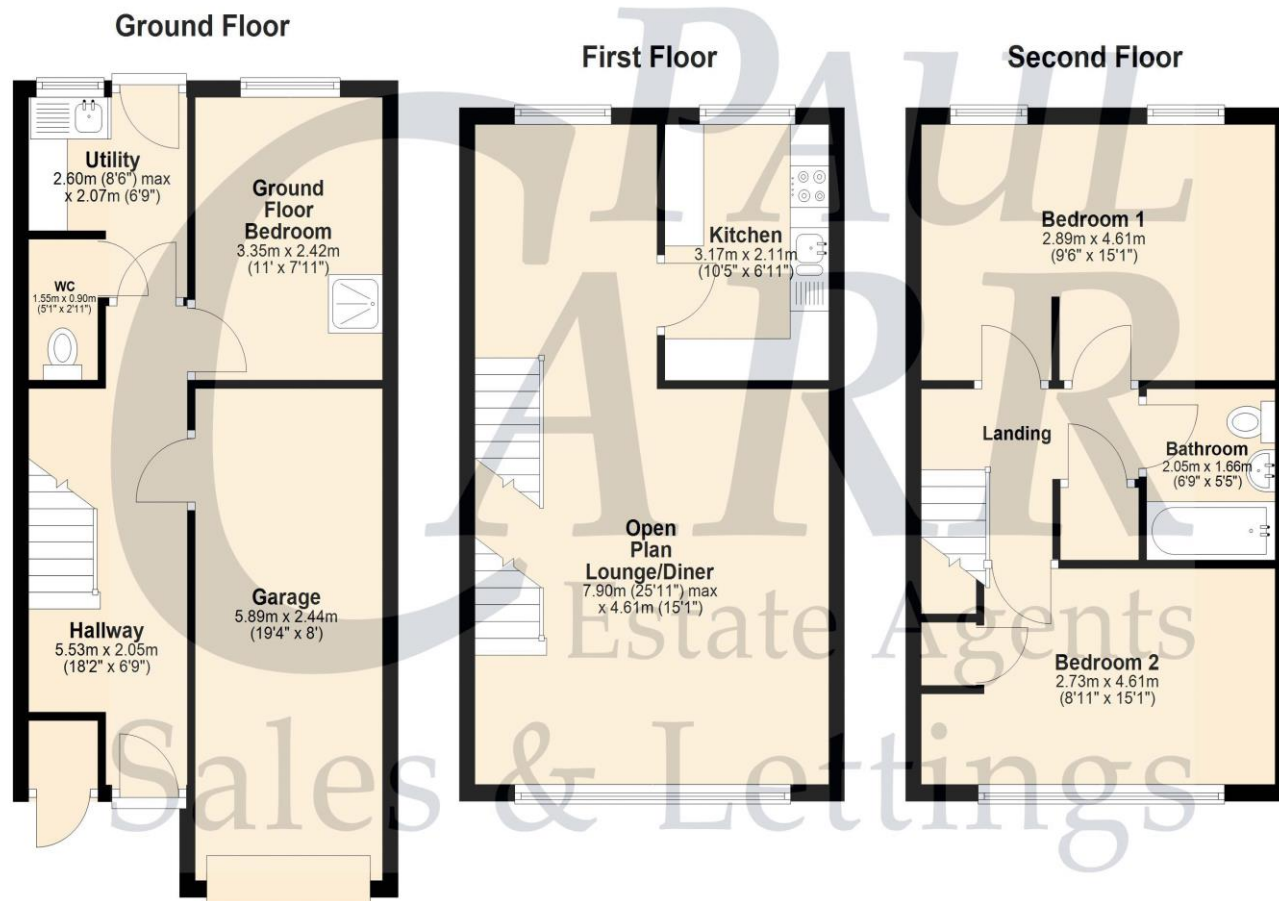
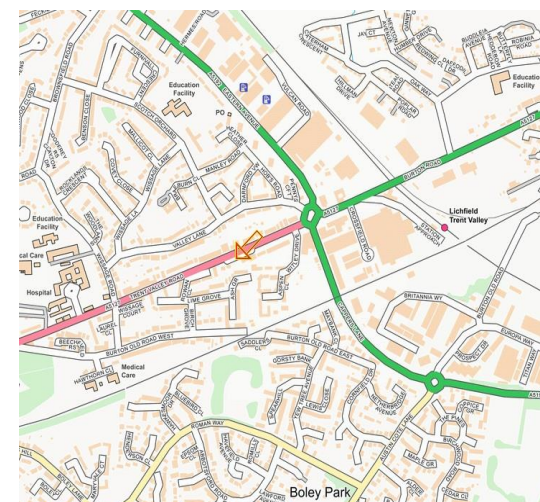
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location



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Plan produced using PlanUp.