



116 Valley Lane, Lichfield  
WS13 6ST

Downes & Daughters  
ESTATE AGENCY

## 116 Valley Lane, Lichfield WS13 6ST £575,000

An exceptional luxury bungalow with a south facing garden, occupying a substantial plot on this select section of Valley Lane, conveniently positioned for easy access to Lichfield's vibrant City Centre and both Lichfield Trent Valley and City train stations. Built by, locally renowned, Firstpost Homes in 2008 and benefitting from further improvements by the current owners, this extensive property is presented for sale in a faultless modern style.

The accommodation provides an entrance hallway with storage and airing cupboards, living room, Open plan kitchen diner & family room with central island, pantry, useful 'work station cupboard' & access to the rear garden and a utility room. The principal bedroom has built in wardrobes and an en suite shower room, bedroom two also has built in cupboards, bedroom three is used as a study and there is a modern family shower room.

Externally the gardens have been impressively landscaped to an impeccable standard with patio areas with sun awning, manicured lawns, established borders, gated access on both sides and a greenhouse.

Further benefits include a detached double garage, extensive private driveway parking and 'eco credentials' including EV charger, 14 solar panels producing an income of £2,000 PA and a separate hot water panel.

Viewing is essential to appreciate the impressive nature of this home.

### INTERNAL ACCOMMODATION

Entrance Hallway With Storage Cupboard & Airing Cupboard • Living Room With Coal Effect Gas Fire • Open Plan Kitchen Diner & Family Room With Central Island, Pantry, Useful 'Work Station Cupboard' & Access To Rear Garden • Utility Room With Access To Driveway • Principal Bedroom With Built In Wardrobes • En Suite Shower Room • Bedroom Two With Built In Wardrobes • Bedroom Three / Study With Built In Wardrobe • Family Shower Room

### OUTSIDE

Extensive Block Paved Private Driveway • Stylishly Presented Lawned Front Garden With shrubs and a hedging. • EV Charger • Gated Access On Both Sides • Detached Double Garage With Electric Doors • Manicured South Facing Rear Garden • Patio Seating Areas With Retractable Sun Awning • Neat Beds & Borders • Greenhouse

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating B • 14 Solar Panels Generating Approx. £2,000 PA Of Income • Hot Water Solar Panel • All Mains Services





Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	EU Directive 2020/9/EC
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Energy Efficiency Rating		
Current	Minimum	EU Directive 2020/9/EC
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	A	(92 plus)
	B	(81-91)
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	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
England & Wales		
Current	Minimum	EU Directive 2020/9/EC
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	A	(92 plus)
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