



88 Valley Lane,
Lichfield WS13 6ST

Downes & Daughters
ESTATE AGENCY

88 Valley Lane, Lichfield WS13 6ST Offers over £475,000

Downes & Daughters is delighted to offer for sale this impressive four bedroom detached family home, conveniently positioned for easy access to Lichfield's vibrant City Centre and both Lichfield Trent Valley and City train stations. Sitting centrally within an ample plot behind an extensive private driveway, this delightful home benefits from a south facing rear garden and has been reconfigured by the current owners creating a stylishly presented and flexible contemporary home. With the open plan kitchen dining and living space stealing the show. The current accommodation comprises a ground floor boasting: An entrance hallway with storage cupboard, living room opening in to a family room, that striking kitchen with central island, informal and formal dining spaces and access to the rear garden and a ground floor shower room and WC. The first floor offers a landing with airing cupboard, principal bedroom with fitted wardrobes, three further bedrooms and a family bathroom. Externally there is a private block paved driveway, providing parking for a number of vehicles, a single integral garage and a south facing lawned rear garden with patio seating areas.

Viewing is essential to appreciate the stylish presentation of this attractive home and the contemporary feel of the open plan living spaces.

GROUND FLOOR

Entrance Hallway With Storage Cupboard • Ground Floor Shower Room & WC • Living Room With Double Doors Opening To... • Family Room With Access To Rear Garden • Showpiece Kitchen Diner & Living Space With Large Island, Formal & Informal Dining Areas & Access To Rear Garden & Garage

FIRST FLOOR

Landing With Airing Cupboard • Bedroom One With Fitted Wardrobes • Bedroom Two • Bedroom Three • Bedroom Four • Family Bathroom

OUTSIDE

Extensive Block Paved Private Driveway • High Hedge Boundary • Single Integral Garage • Gated Side Access • South Facing Lawned Rear Garden With Patio Seating Area & Timber Storage Shed

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating C • Upvc Double Glazing • Gas Central Heating • All Mains Services





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Approximate total area ¹ 1428.77 ft ² 132.74 m ²		While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.		Calculations are based on RICS IPMS 3C standard.		GIRAFFE360	
		(1) Excluding balconies and terraces					

Environmental Impact (CO ₂) Rating			
Current	Minimum	Maximum	Target
Very environmentally friendly - lower CO ₂ emissions			
A (92 pts)			
B (81-91)			
C (69-80)			
D (55-68)			
E (38-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			
Very energy efficient - lower running costs			
A (92 pts)			
B (81-91)			
C (69-80)			
D (55-68)			
E (38-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Current			
73			
83			

