



1a Trent Valley Road, Lichfield WS13 6EE

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In the heart of the city of Lichfield, this is a rare opportunity to purchase such a unique gem of a home which is definitely one of a kind. This villa style property which boasts its own swimming pool and offers so much versatility if you are looking for something special within easy reach of the City Centre and to enjoy its fabulous local hospitality including, Lichfield Cathedral, The Garrick Theatre, bars and many restaurants including the Michelin starred 'Upstairs'. Easy access for all local transport links via road or rail. Offered for sale with NO UPWARD CHAIN, the property in brief comprises of; Entrance Porch, Hallway, Living Room, Dining Room, Family Kitchen, Garden Room, Guest WC and Utility Room. Master Bedroom, En-suite with Sauna, Three Further Bedrooms and a Family Bathroom. Driveway and Double Garage to the front. Rear Garden, Patio, Hot Tub and Swimming Pool. Timber Outbuilding to the rear. EPC rating - E





Entrance Porch

accessed via a UPVC double-glazed door and having a ceiling light point. UPVC double-glazed door into the

L-shaped Hallway

giving access to all of the bedrooms and having two ceiling light points, loft access, coving, wall light fitment and a radiator

Living Room

a fabulous room brimming with natural light and benefitting from a central, feature exposed brick chimney with a steel multi-fuel burning stove on a tiled hearth. Two ceiling rose fitments with fitted glass chandeliers, two further ceiling light points, coving, radiator, floor to ceiling window with fitted blinds to the front aspect, two windows with fitted blinds to the rear aspect and a door leading into the

Dining Room

having ceiling spotlights, radiator, tiled floor and dual aspect windows to the front and side

WC

with a hand wash basin and a low-level WC. Ceiling spotlights, wood panelling to the walls and tiled floor

Open Plan Family Kitchen

the kitchen has a range of base and wall units with a stainless steel sink and a half with drainer. Integrated appliances include an electric oven, gas hob with extractor hood, microwave, dishwasher and wine fridge. Open plan to create a family space with windows onto the rear aspect, a door into the garden room and having ceiling spotlights, roof sky light, two radiators, glow worm central heating boiler and access into the Utility Room, Dining Room

Utility Room

fitted with a range of base and wall units providing plenty of storage and an inset stainless steel sink with drainer. Appliances include a washing machine, tumble drier and an American style fridge-freezer. Inset ceiling spotlights, radiator and a window to the front aspect

Garden Room

with inset ceiling spotlights and bi-fold doors leading out onto the rear patio

Master Bedroom

having a range of fitted wardrobes providing hanging and storage space. Ceiling light fan, ceiling spotlights, radiator, two windows with fitted blinds to the front aspect and a door into the



En-suite/Sauna

having a corner cubicle with an electric overhead shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling spotlights, part tiling to walls, towel radiator, fitted sauna, window to the rear aspect and a UPVC double-glazed door giving access to the rear garden

Bedroom Two

again benefitting from a range of fitted wardrobes for hanging and storage space. Ceiling light point, coving, radiator and a window overlooking the rear garden

Bedroom Three

again with fitted wardrobes. Ceiling light point, coving, radiator and a window to the front aspect

Bedroom Four

having a ceiling light point, coving, radiator and a window to the front aspect

Family Bathroom

comprising of a four piece suite including a spa bath with a mains powered overhead shower fitment, vanity hand wash basin, bidet and a close-coupled WC. Ceiling spotlights, extractor fan, tiling to walls, window to the rear and a UPVC double-glazed door giving access to the rear garden

Outside

the property is set back from the road on an elevated plot behind its bespoke fitted railings on the walled boundary and a sweeping non-slip tarmac driveway providing off road parking for several vehicles. The DETACHED DOUBLE GARAGE has light and power and a remote controlled electric up and over door. There is a paved pathway giving access to the front entrance door and a timber pedestrian gate to provide access to the rear of the property.

fully set up and ready for the lucky new owners, the property benefits from its own 9m x 3m swimming pool, complete with seating area which can be accessed via steps up from the garden room. Included in the sale is a fitted log burner, BBQ and Patio Heaters with a day bed and a shale seating area with a solid carved stone granite table and chairs, given character by the included outdoor artwork and covered by a timber arbour. There is a lawn, decked area with a fitted hot tub and loungers, a timber shed, pedestrian access to the front of the property and a useful outside water tap.

Outside Office/Gym/Studio

the timber outbuilding is MOD specification and is fitted out with a desk unit and storage furniture. There is power and WIFI capability to the room and



could easily be transformed as a work from home space, gym, studio, games room or bar - the possibilities are endless

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hipoint 1A Trent Valley Road, Lichfield, Staffs
 Approximate Gross Internal Area
 Main House = 194 Sq M/2088 Sq Ft
 Garage = 30 Sq M/323 Sq Ft
 Outbuilding = 27 Sq M/291 Sq Ft
 Total = 251 Sq M/2702 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
43	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Lichfield -
 01543 419000 <https://www.hunters.com>

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