



Trent Valley Road  
Lichfield

# Trent Valley Road Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious four bedroom property situated just a short walk from the city centre.

The property briefly comprises entrance hallway, front lounge, rear sitting/dining room and kitchen, conservatory, landing, three bedrooms and family bathroom plus a converted attic master bedroom.

Externally, there is ample parking on the front driveway plus a stunning private rear garden with landscaped patio area, artificial lawn, large rear summer house with bar area perfect for use as a games room, as well as a rear veranda accessed from the conservatory.

Other benefits include UPVC double glazing and gas central heating through out.

Made famous by its three-spired cathedral, Lichfield is found within un spoilt surroundings that are steeped in history and heritage. The city centre retains its Georgian charm while delivering contemporary shopping, restaurants and leisure convenience for its residents. Along with the highly regarded Garrick Theatre, there are many public parks and open gardens including Beacon Park in the city centre, which hosts a range of community events and food & music festivals throughout the year.

## RECEPTION HALL:

Composite entrance door, mix of vinyl and carpeted flooring, ceiling light points, radiator, stairs to first floor and doors to the lounge and sitting/dining room.

## LOUNGE:

12' 0" x 12' 2" (3.67m x 3.70m)  
Carpeted flooring, coving, TV aerial sockets, ceiling light point, radiator and bay window to the front.

## KITCHEN:

5' 10" x 9' 3" (1.77m x 2.81m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces including a breakfast bar, inset bowl sink and drainer with mono

tap, space for a cooker and washing machine, window to rear and light point.

## SITTING/DINING ROOM:

12' 0" x 13' 10" (3.67m x 4.21m)  
Laminate flooring, ceiling light point, radiator, two large store cupboards with space for white goods, French doors to the rear garden, opening to the kitchen.

## CONSERVATORY:

7' 8" max x 16' 1" (2.33m x 4.91m)  
Pitched poly-carb roof with UPVC frame and brick base, laminate flooring, radiator, light point, two French doors to the side and rear, leading to the garden and veranda.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, useful storage space with sliding mirror front doors, doors off to three bedrooms, family bathroom and further door leading to the top floor attic bedroom.

## MASTER BEDROOM (ATTIC):

16' 7" x 17' 3" (5.05m x 5.27m)  
Large attic bedroom with carpeted flooring, ceiling light points, radiator, Velux windows to the front and rear, store cupboard, loft access hatch and eaves storage to the front and rear.

## BEDROOM TWO:

9' 4" x 12' 0" (2.85m x 3.66m)  
Carpeted flooring, ceiling light point, radiator and window to front.

## BEDROOM THREE:

9' 4" x 10' 11" (2.85m x 3.33m)  
Built in under stairs cupboard, carpeted flooring, ceiling light point, radiator and window to the rear.

## BEDROOM FOUR:

7' 7" x 10' 10" (2.30m x 3.30m)  
Carpeted flooring, ceiling light point, radiator and window to the front.





**FAMILY BATHROOM:**

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, laminate tiled flooring, ceiling spot light, radiator and window to rear.

**EXTERNALLY:**

At the front is a tarmac drive with parking for at least four vehicles which leads to the front entrance door and gated side access. The generous private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, artificial lawn great for children and pets to play plus the aforementioned summer house and veranda accessing the conservatory. There is also a large wooden shed for storage.

**SUMMER HOUSE:**

15' 11" x 19' 0" (4.86m x 5.80m)

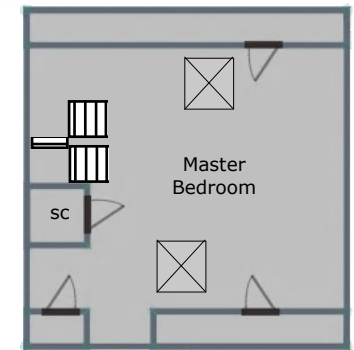
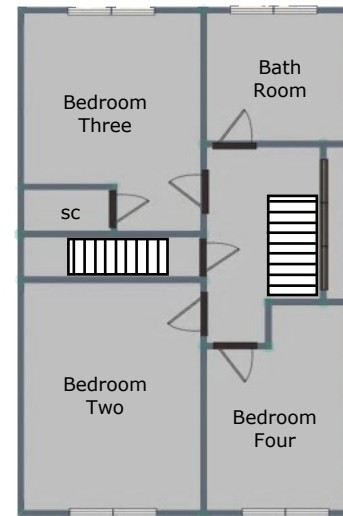
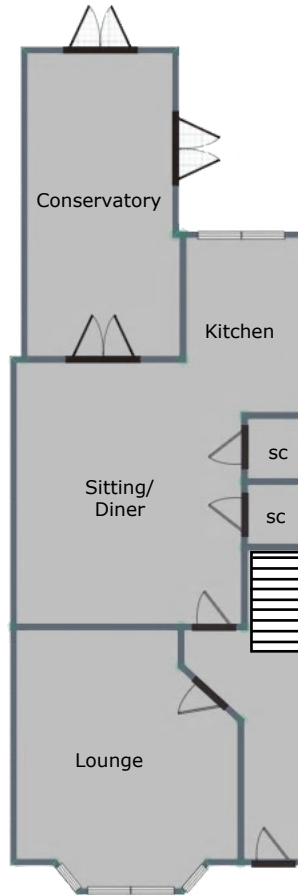
Large summer house with bar area, ideal for use as a games room but could be used as a home office, studio etc. It has electric and light points as well and sound insulation.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

**DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE



BY SPIN®  
MODEL: A 3.0M x 2.0M x 0.75M SR B62 21 80  
10844