



Valley Lane, LICHFIELD

burchell
edwards



Property Description

The property offers a driveway and garage to the front, along with a bedroom, guest W.C and garden access on the ground floor. The first floor hosts the lounge and kitchen with the second floor offering three bedrooms and a family bathroom. The property enjoys great views to both the front and rear and families will love the well tended garden.

Well presented and ready to move straight into, we encourage you to call today for more information and to see inside!

Guest W.C

W.C and wash hand basin.

Bedroom One

13' 6" x 9' 7" (4.11m x 2.92m)

Double glazed window to front elevation and central heating radiator.

First Floor Landing

All doors off to:

Lounge

15' 5" max x 22' 3" max (4.70m max x 6.78m max)

Two double glazed window to front elevation and central heating radiator.

Kitchen

15' 3" x 5' 6" (4.65m x 1.68m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated fridge, freezer, washing machine and dishwasher also an integrated hob and oven with extractor fan.

Second Floor Landing

Loft access and airing cupboard.

Bedroom Two

12' 6" x 8' 2" (3.81m x 2.49m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

9' 6" x 7' (2.90m x 2.13m)

Double glazed window to rear elevation, central heating radiator and storage wardrobe.

Bedroom Four

11' 5" x 8' 11" (3.48m x 2.72m)

Double glazed window to rear elevation.

Bathroom

Walk in shower, W.C, wash hand basin and heated towel rail.

Front Garden

Driveway providing off road parking and access to garage.

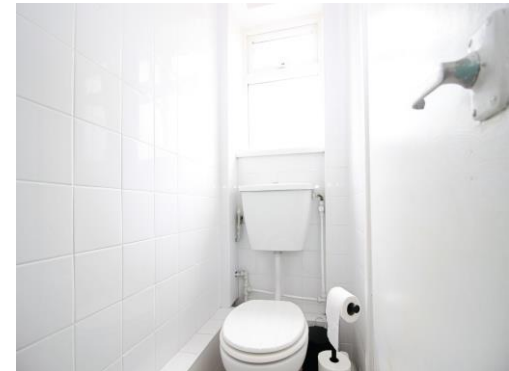
Rear Garden

Patio area, lawned area and fencing to all boundaries.

Garage

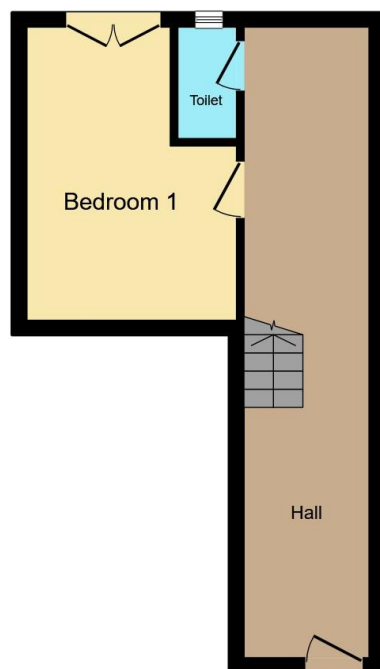
17' 2" x 9' (5.23m x 2.74m)

Power and lighting.

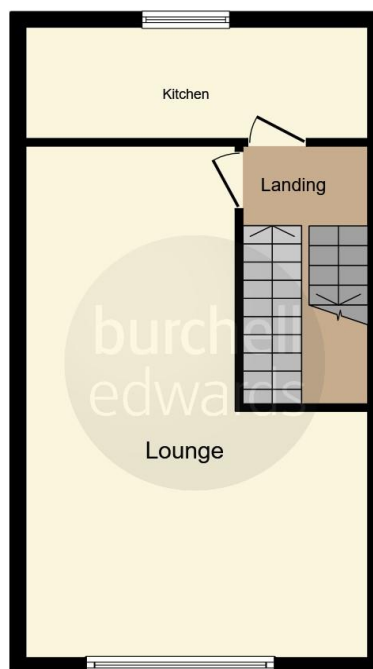




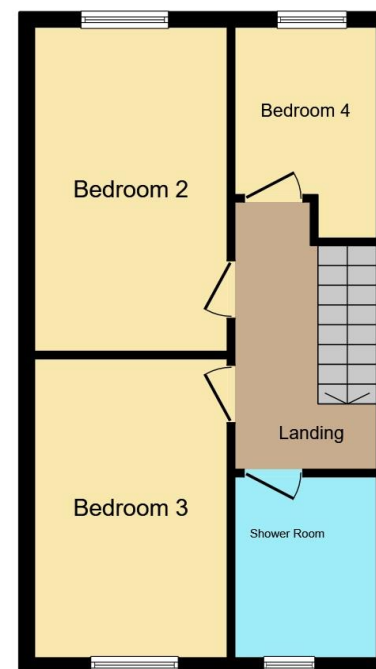




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM206936



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