



Connells

Trent Valley Road
LICHFIELD



Property Description

This spacious and beautifully presented four double bedroom semi-detached family home offers generous and versatile accommodation, ideal for modern family living.

The property features two well-proportioned reception rooms, including a stunning rear reception room with a striking sky lantern, creating a bright and inviting space with direct access to the beautifully landscaped rear garden. The breakfast kitchen is complemented by a separate utility room, while a guest WC with shower adds further practicality.

Externally, the property benefits from a generous driveway providing off-road parking for up to four vehicles, together with an attractive, landscaped rear garden that is perfect for relaxing and entertaining.

Ideally situated close to Trent Valley rail services, the property offers excellent transport links and convenient access to the city centre, making it an ideal choice for commuters and families alike.

Early viewing is highly recommended to fully appreciate the size, presentation and superb location of this exceptional home.



Porch

Reception Hallway

Lounge

11' 7" x 10' 11" (3.53m x 3.33m)

Rear Lounge/Dining Room

11' 6" x 9' 9" (3.51m x 2.97m)

Orangery/Conservatory

19' 4" x 8' 10" (5.89m x 2.69m)

Breakfast Kitchen

12' 7" x 10' 2" (3.84m x 3.10m)

Utility

Guest W/C And Shower Room

Integral Garage

17' 5" x 8' 10" (5.31m x 2.69m)

First Floor Landing

Bedroom One

11' 8" x 10' 10" (3.56m x 3.30m)

Bedroom Two

11' 1" x 8' 6" (3.38m x 2.59m)

Bedroom Three

11' 5" x 9' 10" (3.48m x 3.00m)

Bedroom Four

12' x 8' 8" (3.66m x 2.64m)

Family Bathroom

Location

Lichfield is a historic cathedral city in Staffordshire, renowned for its rich heritage, attractive streets, and excellent quality of life. It offers the perfect blend of historic charm and modern convenience, making it a popular choice for families and commuters alike.

Key highlights include:

"Home to the magnificent Lichfield Cathedral, one of only three medieval three-spired cathedrals in the UK.

"A vibrant city centre with independent boutiques, cafés, restaurants, and well-known high street retailers.

"Excellent transport connections via Trent Valley Line, providing direct rail services to Birmingham, London, Stafford and beyond, alongside easy access to the A38, A5 and M6 Toll.

"Highly regarded schools, making the area particularly appealing to families.

"Plenty of green spaces, including Beacon Park, offering picturesque walks, play areas, and seasonal events.

"A thriving cultural scene with theatres, museums, festivals, and regular community events throughout the year.

Lichfield combines excellent amenities, outstanding transport links, and a welcoming community, making it one of Staffordshire's most desirable places to live.









Total floor area 147.4 m² (1,587 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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11-13 Bore Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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Property Ref: LFD312349 - 0003