PAUL CARR Estate Agents Sales & Lettings

Lichfield 01543 221800 Lichfield@paulcarrestateagents.Co.Uk



Trent Valley Road, Lichfield, WS13 6EU

£320,000

This beautifully renovated, 'Show Home' style property has been meticulously refurbished and offers spacious, versatile living accommodation ideal for families laid out across three floors, whilst being conveniently located close to schools, shops and Trent Valley train station.

On entry the stylish hallway sets the tone for the property and features a guest WC, laundry room with space for appliances and a ground floor double bedroom.
Stairs lead to the first-floor living area which is open-plan and perfect for families to relax and spend time together.

The refitted kitchen has space for a dining table and leads to the cosy living room featuring large picture windows and a balcony overlooking the front.
The top floor layout offers three further bedrooms and a quality refitted bathroom with subway tiling.
Outside to the front is a block paved driveway suitable for parking two vehicles.
A garage has a new door and provides excellent storage.

A side gate accesses the private and mature rear garden featuring a patio area ideal for outside dining, a lawn with mature trees and shrubs creating a peaceful sanctuary perfect for evening barbecues and great for entertaining guests.

No expense has been spared creating this wonderful family home, suitable for families of all ages with its convenient position close to two train stations providing links to Birmingham and London, a short walk to facilities in Lichfield and for commuters the A38/M6 Toll are a short drive.

Call Paul Carr Lichfield to arrange an appointment to view!

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is B payable to Lichfield District Council.

Services Connected: Gas, Electric, Water, Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800
or via lichfield@paulcarrestateagents.co.uk


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Ground Floor

Entrance Hall
4.77m (15'8") x 2.05m (6'9")

Bedroom 3
3.33m (10'11") x 2.40m (7'10")

Utility & WC
2.05m (6'9") x 1.94m (6'4")

First Floor

Kitchen/Diner
4.55m (14'11") x 3.33m (10'11")

Living Room
7.98m (26'2") x 4.55m (14'11")
Balcony
4.55m (14'11") x 0.85m (2'9")

Second Floor

Second Floor Landing
2.04m (6'8") x 2.00m (6'7")

Bedroom 4
2.93m (9'7") x 1.73m (5'8")

Bedroom 2
2.93m (9'7") x 2.72m (8'11")

Bedroom 1
4.55m (14'11") x 2.79m (9'2")

Family Bathroom

Garage
5.75m (18'10") x 2.40m (7'10")






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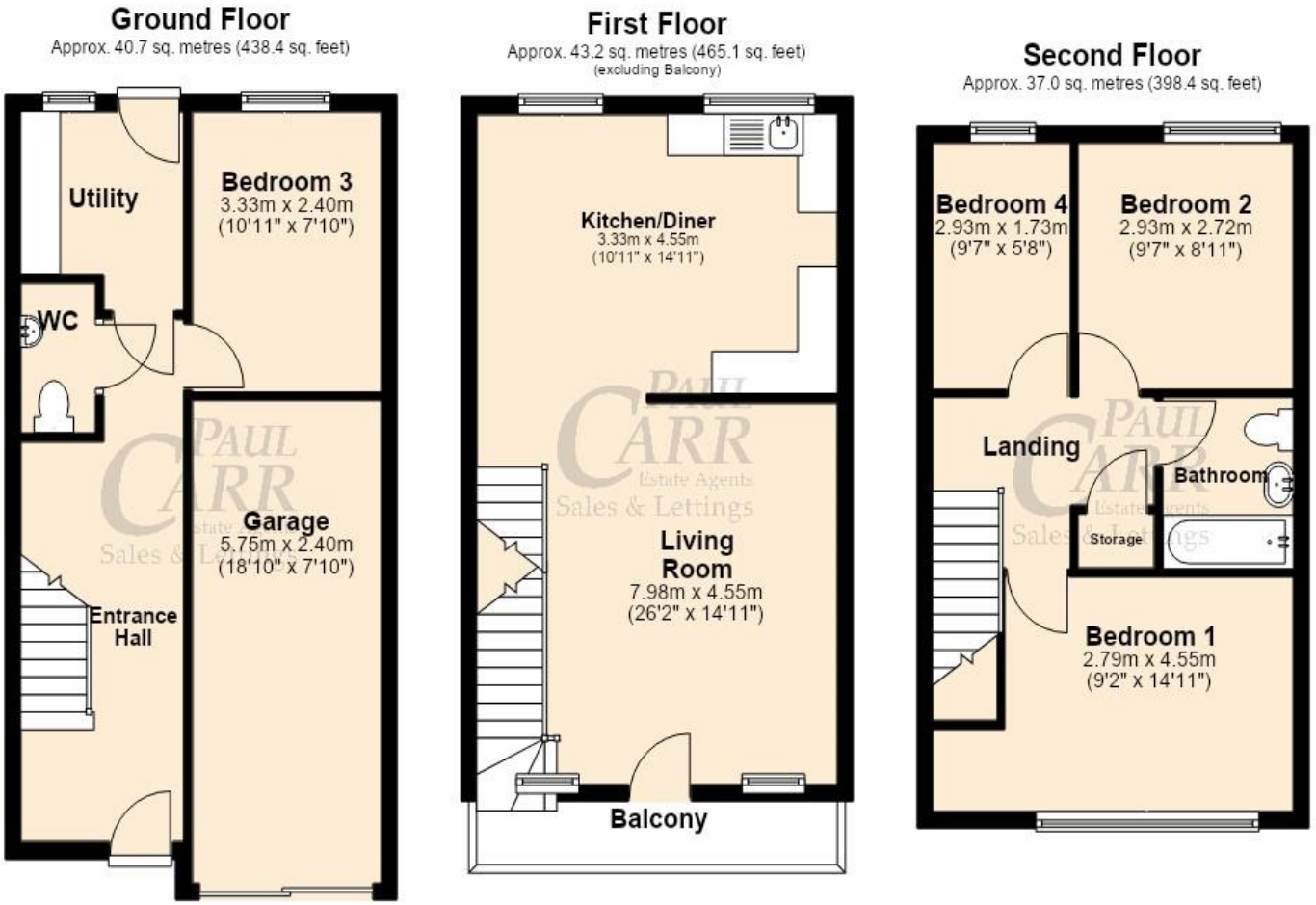



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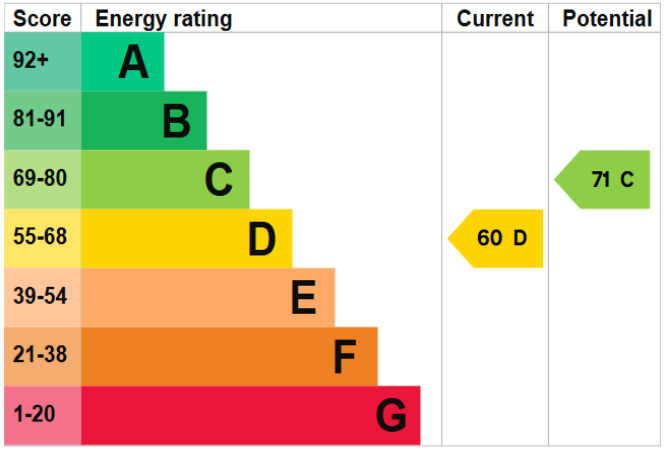
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

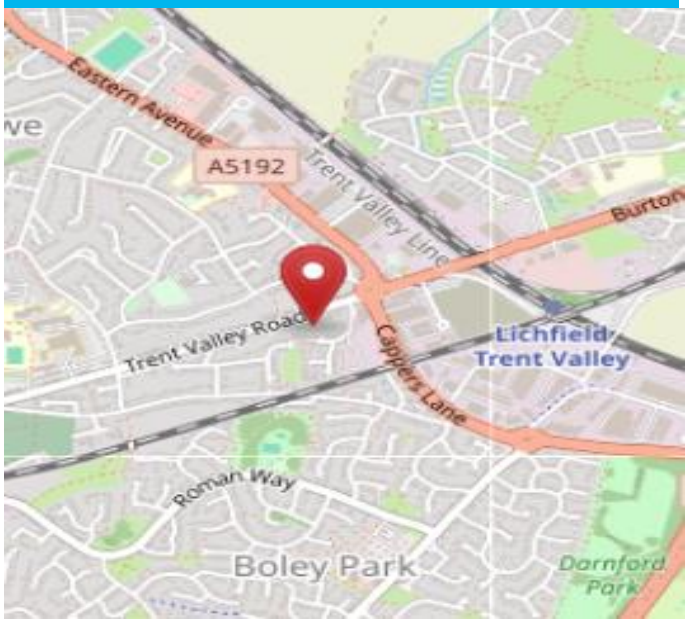


Total area: approx. 121.0 sq. metres (1301.9 sq. feet)

Energy Performance Rating



Map Location








BAUHAUS
PAUL KLEE
PARIS
SECRET LAB





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 21st October '26

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.