

**Lovett**   
& Co.  
estate agents

Valley Lane  
Lichfield



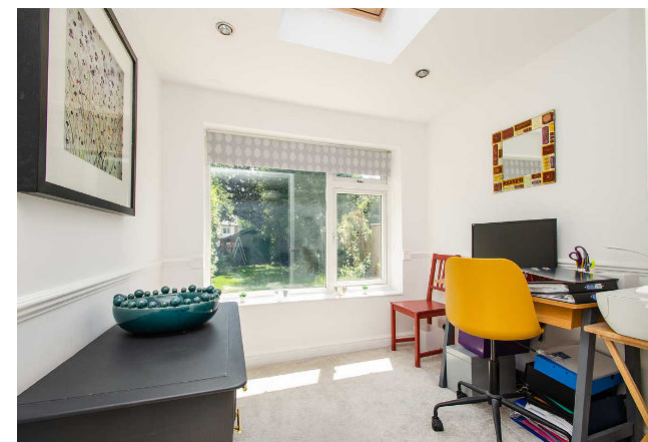
Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom terraced house situated just a short walk away from the city centre and local train stations.

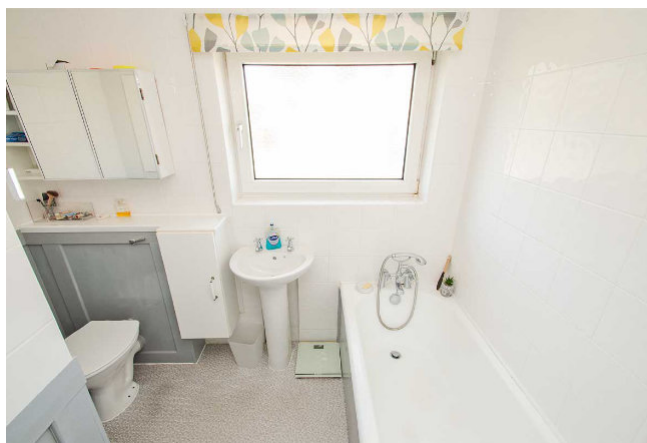
The property offers a good mix of character charm and modern convenience with the accommodation briefly comprising, entrance hallway, kitchen to the front, spacious rear lounge with additional rear study area, utility, shower room, landing, three double bedrooms and a family bathroom.

Externally, there is a two car driveway to the front and large private south facing rear garden, with patio and lawn areas, perfect for families to enjoy and for entertaining guests, with large rear shed.

Other features include: UPVC double glazed windows and doors as well as gas central heating throughout provided by a Worcester Bosch boiler.

The property is just a short walk away from the city centre and Trent Valley train station. Made famous by its three-spired cathedral, Lichfield is found within unspoiled 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:**

UPVC entrance door, carpeted flooring, ceiling light points, two useful storage cupboards, stairs to first floor and doors to the kitchen, lounge, shower room and utility.

#### **LOUNGE:**

12' 2" x 14' 1" (3.71m x 4.30m)

Feature fireplace with fitted gas fire, carpeted flooring, ceiling light point, radiator, opening to the rear study area.

#### **STUDY AREA:**

7' 11" x 7' 10" (2.41m x 2.38m)

Ceiling sky light, window to rear, carpeted flooring and ceiling spot lights.

#### **KITCHEN:**

7' 11" x 7' 10" (2.41m x 2.38m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob, space for a fridge-freezer and further white goods, wall tiling, red quarry tiled flooring, ceiling light point and windows to the front.

#### **UTILITY:**

4' 10" x 7' 6" (1.48m x 2.28m)

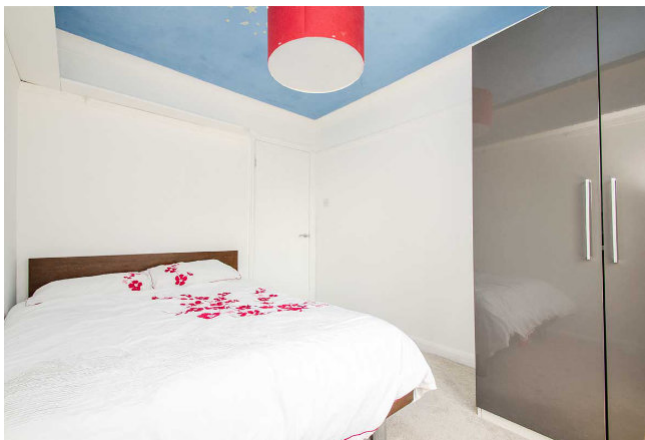
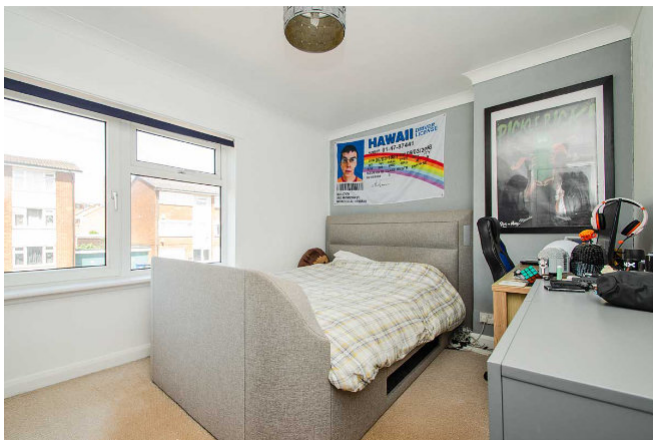
Fitted range of units with cabinets, work tops, space and plumbing for a washing machine, tiled flooring, light point, radiator, window and door to the rear garden.

#### **SHOWER ROOM:**

Modern fitted suite comprising: shower cubicle, low level WC, cabinet wash hand basin, heated towel rail, non-slip vinyl flooring, wall tiling and window to the rear.

#### **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, loft hatch, doors to the bedrooms and bathroom.



**BEDROOM ONE:**

11' 9" x 14' 2" (3.57m x 4.31m)  
 Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to the rear.

**BEDROOM TWO:**

11' 9" x 9' 8" (3.57m x 2.95m)  
 Carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM THREE:**

8' 4" x 10' 4" (2.55m x 3.15m)  
 Carpeted flooring, ceiling light point, radiator and window to the rear.



**FAMILY BATHROOM:**

Suite comprising: bath with shower attachment, wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling lights, heated towel rail, airing cupboard and window to front.

**VIEWING:**

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

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**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 have 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

