

Valley Lane

Lichfield, Staffordshire, WS13 6SU



Do not judge a book by its cover! An extremely deceptive 3/4 bedroom town house with open plan living spaces and stylish presentation throughout.

£265,000

John German 

An ideal family home that is within walking distance to the city centre and local neighbourhood amenities including primary and secondary schooling. A versatile property with three bedrooms and a bathroom on the second floor, and a fourth bedroom/snug/home office on the ground floor.

The property is gas centrally heated and uPVC double glazed and offers a canopy storm cover and panelled front main door that leads into a spacious and attractive reception hall with stair to first floor, two piece fitted guest cloakroom and bedroom four/snug/home office that is cosy and comfortable room with feature vertical radiator and double doors leading to the rear garden.

The first floor landing gives access to a large and modern open plan living/dining/kitchen area that enjoys excellent natural lighting and has designed areas for the three separate functions, including a traditional style fireplace within the lounge section, ample space for a dining table and chairs and a good sized fitted kitchen area with high gloss white base and wall units, contrasting worktops, built in double oven, hob, extractor hood, fridge and freezer, space for a washing machine and a fitted stainless steel sink unit.

The second floor landing gives access to the three main bedrooms, family bathroom and a useful built in storage cupboard.

The master bedroom is a double sized front facing room with built in wardrobe, bedroom two is a rear facing double room with built in wardrobe and bedroom three is a comfortable sized single bedroom with further built in wardrobe.

The family bathroom is fitted with a modern white and chrome suite with contrasting timber storage fittings to include bath with shower over, wash hand basin, low level WC, partial tiling and a chrome ladder radiator.

Outside, single garage/store with electric light and power points.

Tarmac surfaced driveway.

Private fenced rear garden with gravel patio area and side path, established lawn, shrubbery borders, rear garden gate.

Agents note: A copy of the land registry title and applicable covenants are available for inspection at our Lichfield office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA08122023

Local Authority/Tax Band: Lichfield District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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