

# Trent Valley Road

Lichfield, WS13 6EZ

John   
German





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£525,000

A characterful and handsome Victorian townhouse packed with period style and modern comforts and located within minutes of the City centre and both stations.

A rare find in Lichfield - a period property of excellent family proportions that blends its many original features together with comfortable modern fittings including a stylish refitted kitchen and bathroom, gas central heating throughout and uPVC double glazing with shuttered windows.

The front main entrance leads you into a spacious traditional hall with high level ceiling, tiled floor, access to the two separate reception rooms and staircase to first floor.

The front facing reception room has an elegant shuttered bay window, feature floorboards, traditional tile fireplace and high level coved ceiling.

The rear reception room has a further feature fireplace, shuttered double doors that lead to the garden and a timber finished floor.

Leading off the rear reception room is a superbly reappointed breakfast kitchen that has ample space for a table and chairs and a full range of shaker style units with contrasting worktops and upstand, tiled floor, enamel sink unit, built in double oven, gas hob, extractor hood, dishwasher and fridge/freezer.

Leading off the kitchen is access to a superb sized storage cellar that is very well decorated, with an electric light and a glazed front aspect window with fitted fan.

Also leading off the kitchen is a rear hall area which has double door access to the garden and access to a guest's cloakroom with feature high level cistern, wash hand basin, tiled floor and a skylight set into the high level ceiling.

On the first floor there is a substantially sized and attractively presented landing with access to the two first floor bedrooms and bathroom together with room for furniture or seating, and a useful built in walk-in wardrobe/store.

Bedroom one is a large front facing double room with two shuttered windows and feature polished floorboards while bedroom two is a rear facing double room with shuttered windows and further polished floorboards. The family bathroom offers a large and well appointed space with period style cast iron enamel freestanding bath, corner fitting shower cabinet, low level WC and wash hand basin.

A second staircase leads from the first floor landing into the loft area which was converted prior to our vendors purchase in 1972 and offers a large open plan landing/bedroom area with rear facing skylight window and eaves storage cupboards. Leading off is a further double bedroom with front facing skylight.

Outside - A brick built single garage is located to the rear (5.9m x 2.8m) with double doors and pedestrian single door, electric light and power. Off road parking in front of the garage.

The privately walled and fenced rear courtyard garden is attractively landscaped and easily maintained with stone and block paved patio and pathways, raised sleeper edged perennial and shrubbery borders. Two pedestrian gateways lead to the private lane that runs behind this property and neighbouring houses.

The front garden offers an attractive and easily managed gravelled area with stepping stones to the front door and a walled frontage with two brick pillars and a wrought iron entrance gate.

#### Agents notes:

Solar panels are installed at the property and their ownership and any benefits will transfer to the new owners of this property.

The property is not registered with Land Registry.



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

**Property construction:** Brick and tile

**Parking:** Off road parking and garage at rear

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/22022024

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Floor -1



Ground Floor

**Approximate total area<sup>(1)</sup>**

1758.93 ft<sup>2</sup>  
163.41 m<sup>2</sup>

**Reduced headroom**

82.23 ft<sup>2</sup>  
7.64 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## 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 and 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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