# Trent Valley Road













### **Trent Valley Road**

Lichfield, WS13 6EZ £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 modem 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 comiced 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 a mple 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 a ccess 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 doakroom 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 fumiture 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, comer 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 offis a further double bedroom with front facing skylight.

Outside - A brick built single garage is located to the rear ( $5.9m \times 2.8m$ ) 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 courty ard garden is attractively lands caped and easily maintained with stone and block paved patio and pathways, raised sleeper edged perennial and shrubbery borders. Two pedestrian gate ways 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.



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). Broadb and type: Fibre See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Lichfield District Council / Tax Band C Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> www.lichfielddc.gov.uk Our Ref: JGA/22022024

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The property is not registered with Land Registry.













#### Agents' Notes

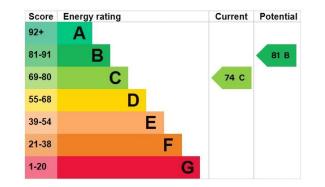
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