

# Trent Valley Road

Lichfield, WS13 6EZ

John   
German





# Trent Valley Road

Lichfield, WS13 6EZ

£425,000

An elegant Victorian townhouse of character and space, located within minutes of the city centre, both stations and the A38.



A substantially sized end of terrace Victorian townhouse which has been lovingly maintained by the current owners and offers a blend of original design and features, together with modern fittings and conveniences. Externally it is complemented by a very pleasant courtyard garden and with good off road parking approached via a private shared lane entrance at the rear. There is obvious potential to convert the loft space (STPP) and there is a versatile basement room.

The property is gas centrally heating and predominantly uPVC double glazed throughout, and offers a half glazed front main entrance leading into a long traditional reception hall with high level ceiling, tiled floor and stair to the first floor.

The front facing sitting room is of very comfortable proportions with high level corniced ceiling and picture rail and has a large bay window and feature traditional style fireplace with gas stove fire.

The rear facing sitting/dining room enjoys a pleasant rear garden aspect and has a traditional style fireplace and gas fire.

Leading off the sitting/dining room is a rear lobby hall with tiled floor, external door to garden, access to the basement room and access to the modern fitted breakfast kitchen with a full range of timber finished base and wall units, worktops and splashback tiling, inset one and half bowl sink unit, built in double oven, electric hob, extractor hood, microwave oven and dishwasher, tiled floor and a side facing window.

Leading off the kitchen is a utility room with Belfast style sink, fitted worktops, appliance spaces for a washing machine, fridge and freezer. A two piece fitted guest cloakroom leads off the utility room.

The basement room is of good size and has a plastered ceiling and walls, window and natural light to the front, and a fitted radiator. We understand one of the walls will need to be retanked.

On the first floor of this property, there is a spacious and characterful two section landing with access to the three bedrooms, family bathroom and hatch access to the loft. The master bedroom is a generously sized full width, front facing room with two windows and a range of built in wardrobes.

Bedroom two is a rear facing double room and bedroom three is currently used as a study but would make an excellent children's or guest bedroom and has an extensive range of built in wardrobes and storage.

The family bathroom is tastefully appointed with a white and chrome suite together with full height tiling and offers a bath with shower over, low level WC and wash hand basin/vanity unit set within a bespoke range of cupboards.

Outside, a private shared rear driveway leads to parking space for two/three cars.

An attractive and well stocked courtyard garden at the rear offers brick paved patio and seating areas, raised brick bordered beds with a colourful and varied range of shrubs and perennials, fenced boundaries and a rear garden access gate and storage shed.

The front garden has a boundary front wall and gate and is mainly hard paved for easy maintenance.

**Agents note:** We understand the property was reroofed in 2020, rewired in 2021 and the gable wall was repointed in 2023.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** TBC - 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)

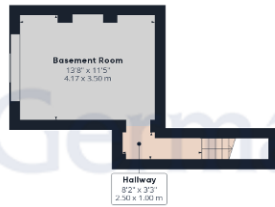
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/09052024

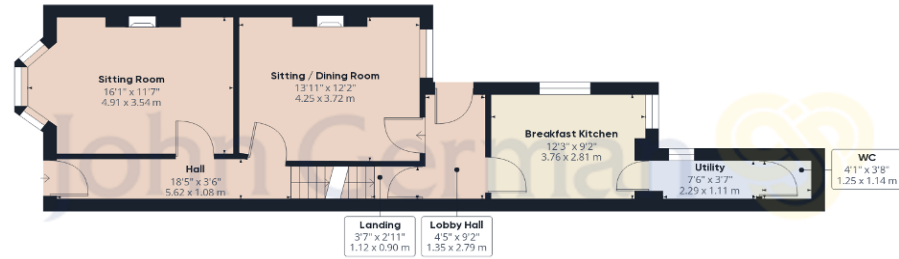
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



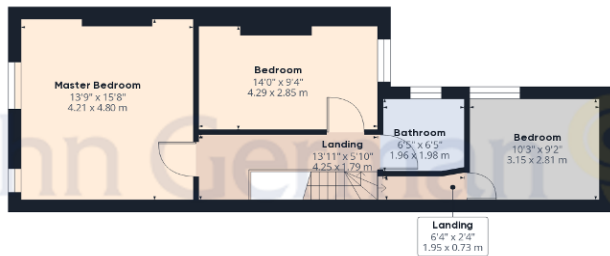
Floor 1

Approximate total area<sup>(1)</sup>  
1405.79 ft<sup>2</sup>  
130.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 2



## 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.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



