

# Valley Lane

Lichfield, WS13 6ST

John German



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£600,000

**Built by well-regarded developers Firstpost Homes is this executive style detached bungalow with a detached double garage and a large driveway.**

John German are delighted to offer to the market this superbly appointed detached bungalow that was built by the well regarded developers Firstpost Homes in 2008. Since then it has had various upgrades and improvements added by the current owners. The bungalow is conveniently located on Valley Lane in Lichfield, an ideal location given its easy walking distance to both Lichfield Trent Valley & Lichfield City train stations and only a short walk from the cobbled streets of Lichfield city centre where there are a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants and pubs.

Internally the property comprises of a uPVC entrance door opening into the hallway with decorative coving to ceiling, double doors to cloak cupboard, attractive Karndean flooring, a large airing cupboard and doors leading off to the accommodation.

The warm and welcoming living room has a uPVC double glazed walk-in bay window to the front aspect, feature marble fireplace with matching hearth and inset living flame gas fire, carpeted flooring, both wall and ceiling light points plus decorative coving to ceiling.

The dining room is approached via glazed double doors from the hall with a continuation of the Karndean flooring. It has uPVC French doors leading out to rear garden, a uPVC double glazed window to the rear aspect and a storage cupboard with double doors. An opening from the dining room leads into the breakfast kitchen having a range of matching walnut style wall and base units complemented by granite work surfaces, tiled splashbacks, an island unit, a range of integrated kitchen appliances plus a stainless steel rangemaster double oven. There are spotlights to the ceiling, tiled floor, a large pantry cupboard and a uPVC double glazed window to the rear. Leading off is a useful utility room again with a range of matching walnut style wall and base units with granite work surfaces over, inset stainless steel sink with drainer and mixer tap over, tiled splashbacks, space and plumbing for a washing machine, continuation of the tiled flooring, coving to ceiling, extractor fan and a uPVC double glazed door to the side. It also houses the wall mounted Vaillant gas central heating boiler that works with a Gledhill tank and a hot water panel is on the roof.

The bungalow has three bedrooms, two generously sized doubles and one smaller single all of which benefit from fitted wardrobes while the generous master suite also has its own en-suite shower room. The other two bedrooms are served by a refitted modern family shower room.

Outside to the front of the property, this detached bungalow enjoys a well-proportioned plot with lawned frontage and a large block paved driveway to the side providing parking for up to eight vehicles which in turn leads to the detached double garage with electric up and over door together with windows and door to side, power and lighting and storage above.

To the rear of the bungalow is a delightful garden comprising of two paved seating areas, one of which has electric awning over, a lawn and well stocked borders with a variety of plants and shrubs plus a greenhouse.

**Notes:** The property benefits from solar panels that currently generate an income of approx. £2000 per annum. It also has a burglar alarm.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Brick

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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/>

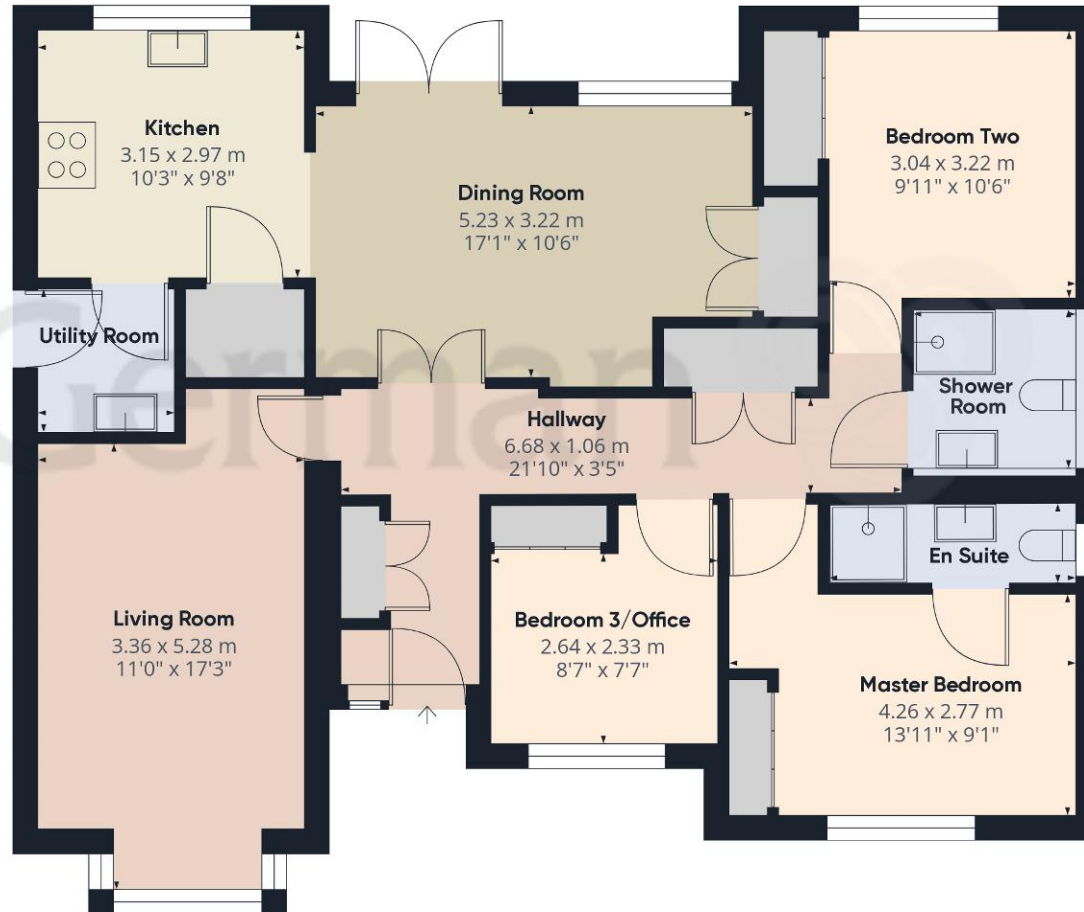
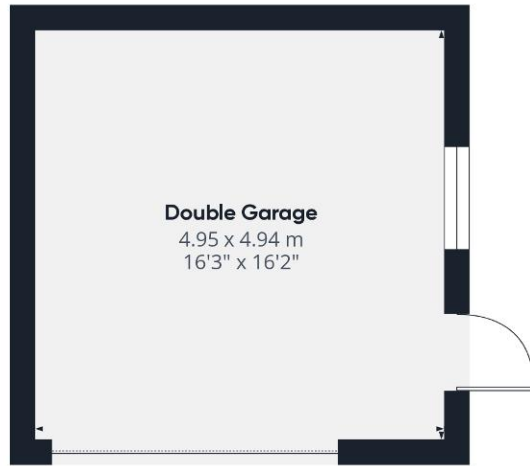
**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

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

**Our Ref:** JGA/27112024







**Approximate total area<sup>(1)</sup>**  
125.49 m<sup>2</sup>  
1350.76 ft<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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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#### Agents' Notes

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



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