



Trent Valley Road,
Lichfield, WS13 6HA

Offers in the Region Of £310,000

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This well presented three bedroom property offers a mix of traditional character and modern contemporary design and ideally is located in a prime position within easy reach of Lichfield City Centre and a short walk to Lichfield Trent Valley train station.

Set behind a generous front driveway this lovely property would ideally suit first time buyers and families alike and offers spacious accommodation including a stylish front living room with a large bay window, an open plan kitchen/dining area featuring a contemporary style fitted kitchen with a breakfast bar and space for families to dine and relax.

Upstairs are three good-sized bedrooms with built-in wardrobes in the main bedroom.

The shower room has recently been upgraded and features a stylish walk-in rainfall shower.

To the outside is a fully enclosed, private garden not overlooked at the rear. A side passage leads to the front driveway providing parking for multiple vehicles.

Contact Paul Carr Lichfield for further details and to arrange a viewing!





Property Specification

Traditional Character & Contemporary Style
Ideal First Purchase
Short Walk to Trent Valley Train Station
Close to Amenities & Schools in Lichfield
Excellent Commuter Links

Entrance Hall
2.00m (6'7") x 0.86m (2'10")

Lounge
4.24m (13'11") x 3.61m (11'10")

Kitchen/Diner
4.57m (15') x 3.61m (11'10")

Storage
1.36m (4'5") x 0.86m (2'10")

Landing
3.49m (11'5") x 1.63m (5'4")

Bathroom
2.25m (7'5") x 1.95m (6'5")

Bedroom 1
4.25m (13'11") x 2.84m (9'4")

Bedroom 2
3.61m (11'10") x 2.84m (9'4")

Bedroom 3
3.30m (10'10") max x 2.25m (7'5")

Storage
2.52m (8'3") x 0.53m (1'9")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 17th September 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

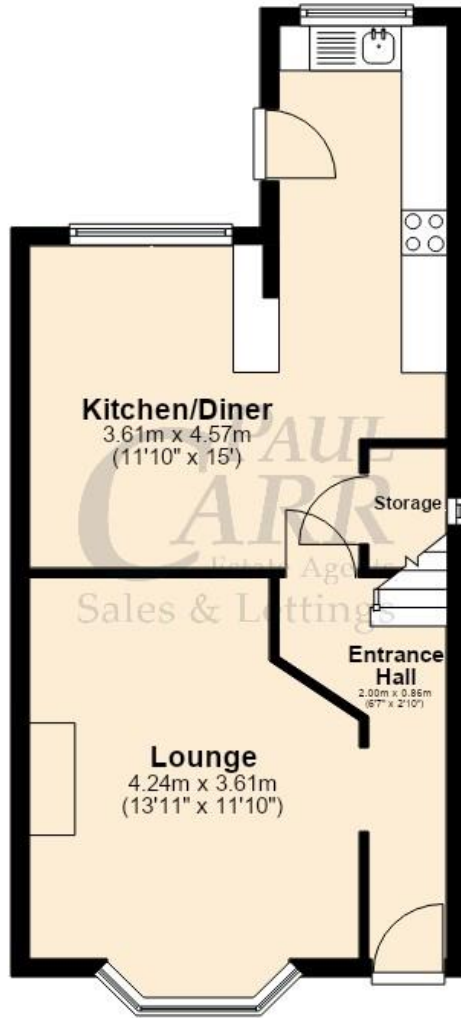
Services connected: Water, Drainage, Gas, Electric
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

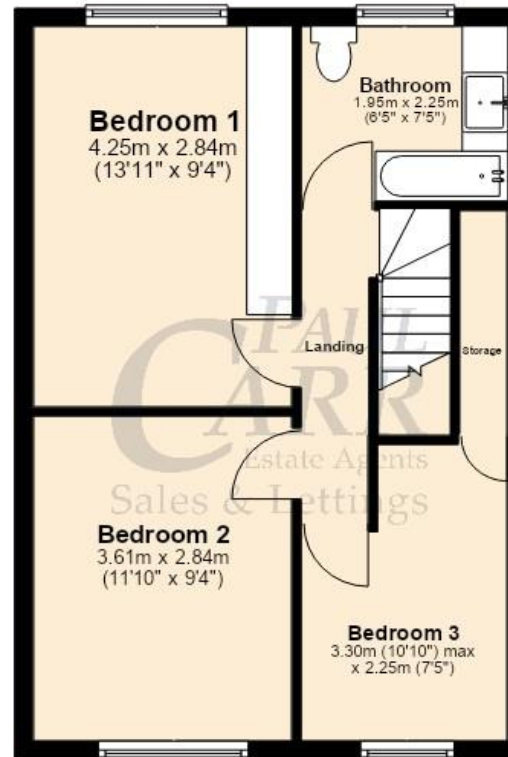
Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 81.1 sq. metres (873.3 sq. feet)

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

