74 Valley Lane,
Lichfield WS13 6ST

Downes & Daughters
ESTATE AGENCY

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74 Valley Lane, Lichfield WS13 6ST £565,000

A striking contemporary open plan family home lurking within the shell of an attractive more traditional dwelling. Downes & Daughters is delighted to offer for sale this impressive four bedroom detached family home, conveniently positioned for easy access to Lichfield's vibrant City Centre and both Lichfield Trent Valley and City train stations. Sitting centrally within an ample plot behind a private driveway and lawned fore garden, this impressive home benefits from a south facing rear garden and has been renovated by the current owners creating a flawlessly stylishly contemporary home. With the open plan kitchen dining and living space stealing the show. The current accommodation is flooded with natural light and comprises a ground floor boasting: A stylish entrance hallway with storage cupboard, guest cloakroom, living room, that showpiece living space offering a large kitchen, informal and formal dining spaces with bi-fold doors to the rear garden and a more comfortable living area, rear hallway and pantry and a utility room. The first floor offers a landing, three spacious double bedrooms, a fourth bedroom or more likely a study and a most opulent family bathroom. Externally there is a private driveway with EV charger, double garage with electric roller door and a wonderfully private south facing lawned rear garden with patio and decked seating areas.

Viewing is essential to appreciate the stylish presentation of this attractive home and the stunning contemporary feel of the open plan living spaces.

GROUND FLOOR

Stylish Entrance Hallway With Storage Cupboard • Guest Cloakroom • Striking Open Plan Living Space With Kitchen, Informal & Formal Dining Areas Opening Seamlessly In To The Living Room Living Room • Bi-Fold Doors To Rear Garden • Inner Hallway & Pantry With Door To Side Return • Utility Room

FIRST FLOOR

Landing • Bedroom One • Bedroom Two • Bedroom Three • Study / Bedroom Four • Luxury Family Bathroom

OUTSIDE

Private Driveway Parking For A Number Of Cars • EV Charger • Double Garage With Electric Roller Door • Lawned Front Garden With Hedge Boundary • Gated Side Access • South Facing Lawned Rear Garden With Patio & Decked Seating Areas • Established Borders & Good Levels Of Privacy

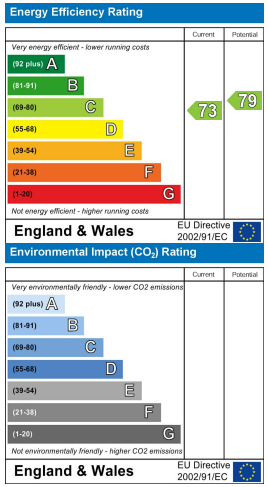
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating D • Upvc Double Glazing • Gas Central Heating • All Mains Services

SCHEDULE OF WORKS

Included... Re-roofing, new render, new windows, bi-fold doors, new central heating boiler, loft insulation. Raising the Energy rating from a D to a ?.

Total area: approx. 144.0 sq. metres (1549.8 sq. feet)



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