



12 Trent Valley Cottages,
Lichfield WS13 8LP

Downes & Daughters
ESTATE AGENCY

12 Trent Valley Cottages, Lichfield WS13 8LP £335,000

A thoroughly impressive traditional cottage home, which has been extensively updated and extended by the current owners to offer seriously stylish accommodation over two floors, on the rural fringe of the Cathedral City within the ever popular village of Streethay. Only a short walk from Lichfield Trent Valley Station. Originally built as a Railway Cottage this delightful character filled home occupies an impressive 'double plot' believed to be due to a rather superstitious developer not wanting to build 13 homes. Number 12 therefore benefits from the end of terrace plot with simply stunning landscaped gardens on three sides, impressive private driveway parking and a detached single garage. The sumptuous accommodation has been recently extended on the ground floor and now includes: attractive entrance porch addition, refitted kitchen diner, an opulent multi use living and dining room, extended to the rear with an attractive double aspect, ceiling lantern, doors overlooking the water feature and an exposed brick fireplace with log burner. The faultless presentation continues to the first floor with two bedrooms and a modern shower room. The real treat though lies outside with the most beautifully manicured gardens, with a high quality garden room/office with heating and power, patio seating areas, neat lawns, attractive water feature, veggie garden and flourishing beds and borders. Bursting with colour at this time of year and clearly the current owners pride and joy. The real rarity, for a property of this age, comes in the form of the extensive private driveway parking, a detached single garage and further ancillary and visitor parking on the shared approach.

Viewing is advised to appreciate the abundant charm and style of this property and the rarity of this kind of 'complete package' coming to the market. King Edward's Catchment and no onward chain.

GROUND FLOOR

Porch Entrance • Refitted Kitchen Diner • Living Room With Exposed Brick Chimney Breast & Log Burner Opening In To • Double Aspect Dining Space With Second Seating Area, Ceiling Lantern & Doors To Rear Garden

FIRST FLOOR

Landing With Access To Fully Boarded Loft • Principal Bedroom With Two Built In Wardrobes • Bedroom Two • Contemporary Shower Room

OUTSIDE

Private Off Street Parking For A Number Of Vehicles • Ancillary & Guest Parking • Stylish Fore Garden With Arbor Seating Area • Detached Single Garage • Side Veggie Plot & Storage Shed • Simply Stunning South West Facing Rear Garden • Stylishly Landscaped By The Current Owners & Offering • Neat Lawns • Stylishly Planted Beds & Borders With A Wide Selection Of Trees, Shrubs & Flowering Plants • Attractive Water Feature With A Framed View From The Living Room • Patio Seating Areas & A Selection Of Arbors & Pergolas • High Quality Garden Room With Power & Heating (perfect for home office, gym or treatment room)

FURTHER INFORMATION

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







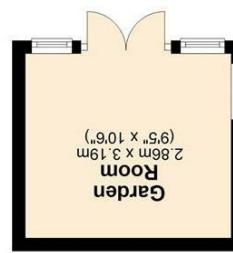
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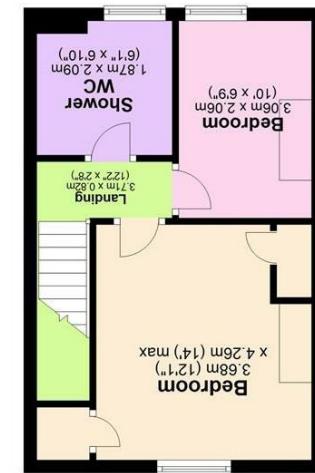


Total area: approx. 85.0 sq. metres (914.4 sq. feet)

Approx. 9.1 sq. metres (98.4 sq. feet)



Approx. 29.0 sq. metres (312.4 sq. feet)



Approx. 46.8 sq. metres (503.7 sq. feet)

