



74 Valley Lane,  
Lichfield WS13 6ST

Downes & Daughters  
ESTATE AGENCY

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

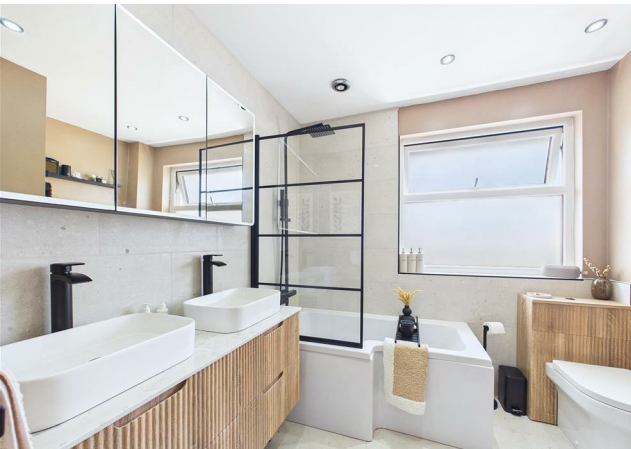
**FURTHER INFORMATION**

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 ?.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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