

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Trent Valley Road

Lichfield, WS13 6EE

Offers In Excess Of £900,000



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## Porch

Having UPVC windows to the front and side, UPVC front entrance door and door to;

## Hallway

Having a radiator, ceiling hatch to roof space and doors to:

## Lounge

20'4" x 18'5" (6.22 x 5.62)

having a feature floor to ceiling window to front elevation, two UPVC rear windows, two radiators, feature central brick fireplace with wood burning stove and door to;

## Dining room

23'5" x 7'8" (7.14 x 2.35)

having a UPVC front window, tiled floor, radiator, inset ceiling spotlights and door to;

## Guest wc

having a low level flush wc, wash hand basin, tiled floor and inset ceiling spotlights.

## Kitchen/family room

23'0" x 16'4" (7.03 x 4.98)

The kitchen is fitted with a range of matching base, drawer and wall mounted units, round edge work surfaces incorporating a one and half bowl stainless steel sink top and drainer five ring gas hob, integral electric oven, space for dishwasher, space for wine cooler, radiator and feature roof light.

The family area has UPVC windows to the side and rear and door to;

## Bar

9'11" x 9'4" (3.03 x 2.87)

This versatile room is great for entertaining and is currently use as a bar with seating area and has bi fold doors giving access to the garden.

## Utility room

14'10" x 8'2" (4.54 x 2.49)

door from the kitchen leads to utility having a UPVC front window, base, drawer and wall mounted units, space for washing machine and space for fridge/freezer.

## Bedroom 1

17'11" x 16'2" (5.48 x 4.94)

this superb principle bedroom has a vaulted ceiling, 2 UPVC front windows, feature floor, radiator, two wardrobes and door to;

## En suite

having a fitted modern suite to incorporate corner shower cubicle with electric shower, low level flush wc, vanity unit with inset hand basin, towel radiator, UPVC rear window, UPVC rear door and door gives access to the Sauna.

## Bedroom 2

14'6" x 8'3" (4.42 x 2.54)

having a UPVC rear window, radiator and fitted wardrobe

## Bedroom 3

12'5" x 8'4" (3.80 x 2.55)

having a UPVC front window, radiator and fitted wardrobe.

### Bedroom 4

8'4" x 7'7" (2.55 x 2.32)

having a UPVC front window and radiator.

### Family bathroom

having a fitted suite incorporating panel bath, vanity unit with inset hand basin, low level flush wc, bidet, radiator and UPVC rear door.

### Outside space

The front of the property has a great size tarmac drive providing parking for multiple vehicles and brick paved path to front door extending to the side of the property.

The rear of the property is enclosed by fence boundary, enjoys views to the side over to Lichfield cathedral, has a lawned and decked area with steps down to the heated outdoor swimming pool and entertaining area.

### Double garage

18'0" x 17'10" (5.49 x 5.46)

having an electric up and over entrance door, light and power points.

### Garden room/home office

23'0" x 12'7" (7.02 x 3.84)

this versatile room is currently used as a home office by the current owner, has light and power, has UPVC doors to front and laminate floor.



## Road Map



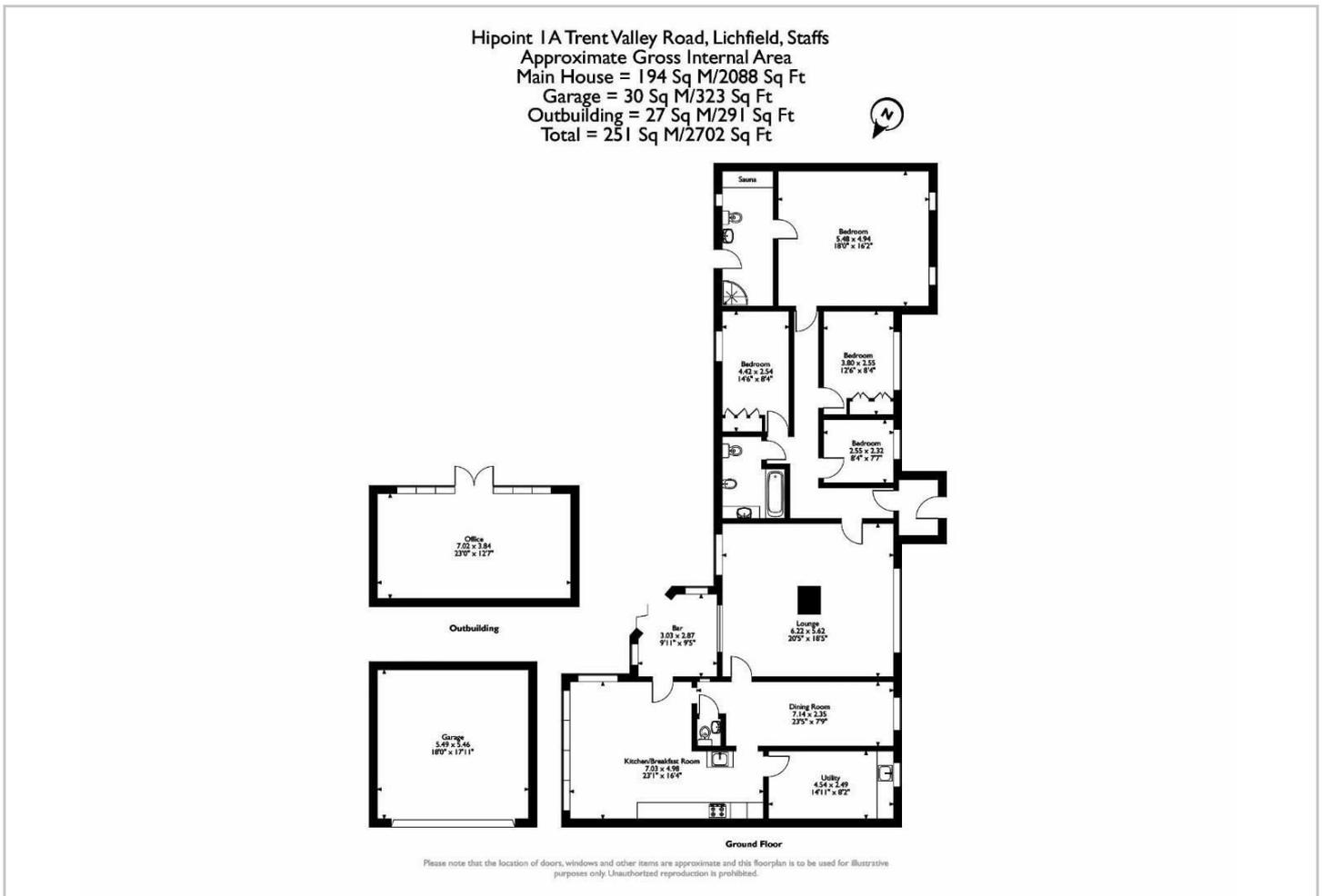
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.