



Valley Lane,
Lichfield, WS13 6SU

Offers in the Region Of £310,000

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An extended detached family home with a DOUBLE GARAGE, located in the heart of Lichfield for this price? Fantastic value for money!

This very well presented family home will be snapped up quickly so call Paul Carr Lichfield before it's too late!

In brief, this lovely property has driveway parking to the front and a double detached garage at the rear, accessed via a shared driveway.

Internally the property comprises of an entrance porch, a front living room and a rear dining room opening into a sunroom, ideal as an office, playroom or sitting room.

The fitted kitchen has ample space for appliances, an understairs storage cupboard and a door to the rear garden.

Upstairs are three good-sized bedrooms, a Jack & Jill bathroom accessible from the main bedroom and a further WC off the landing. All three bedrooms have built-in wardrobes.

To the outside is a low maintenance rear garden ideal for outside dining and entertaining.

A side gates leads to the shared driveway and a door from the garden leads into the double garage.

This fabulous family home is available to view via Paul Carr Lichfield; early viewing is recommended to avoid disappointment.





Property Specification

Extended Detached Family Home
 Driveway Parking & DOUBLE GARAGE
 Three Good-Sized Bedrooms
 Jack & Jill Bathroom & Separate WC
 Dining Room & Sunroom

Porch

Living Room

5.47m (17'11") x 3.02m (9'11")

Dining Room

4.11m (13'6") max x 2.74m (9')

Sunroom

Kitchen

4.11m (13'6") x 2.63m (8'8")

Landing

Bedroom 1

3.33m (10'11") x 3.23m (10'7")

Bedroom 2

3.09m (10'2") x 2.98m (9'9")

Bedroom 3

2.28m (7'6") x 2.12m (6'11")

Bathroom

WC

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: 5th March 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: D

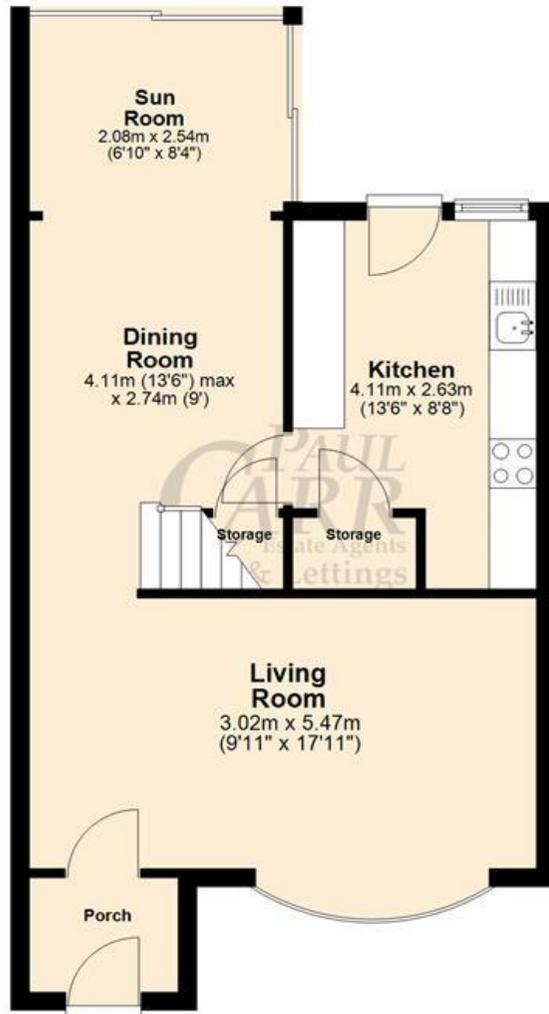
Tenure: Freehold

Floor Plan

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

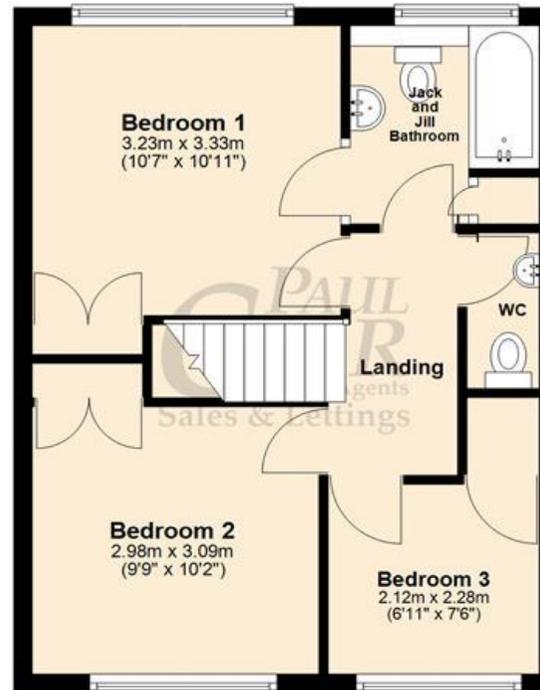
Ground Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 81.9 sq. metres (882.1 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

