



Connells

Gorsty Bank
Lichfield



Property Description

Connells Estate Agents are just thrilled to offer for sale this rather spacious and very much loved family home located in an incredibly popular location of Boley Park, Lichfield. ****EXTENDED****

The property itself benefits greatly from a two car driveway with dropped kerb, an incredibly private and well maintained rear garden, a lounge, dining room, kitchen, guest wc, four bedrooms, en-suite and a family bathroom. ****HUGE POTENTIAL TO PUT YOUR OWN STAMP ON****

This home has been very much loved over the years and is now available to purchase. Nearby we have a host of local amenities, including Lichfield Trent Valley Train Station and easy travel links to Birmingham City Centre, Tamworth and Sutton Coldfield via the A38. There are many very good schools to choose from, a myriad of local shops, supermarkets, restaurants and places of worship, Boley Park has everything you could need almost on the doorstep.

A TRULY LOVELY HOME READY FOR A NEW OWNER TO TURN INTO THEIR OWN PRIDE AND JOY FOUR BEDROOMS**
LOUNGE AND SEPARATE DINING ROOM
DRIVEWAY AND A SUPER REAR GARDEN
CALL CONNELLS GREAT LICHFIELD TODAY TO REGISTER YOUR INTEREST**

Entrance Hallway

Living Room

Dining Room

Kitchen

Ground Floor Wc

First Floor Landing

Master Bedroom With En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

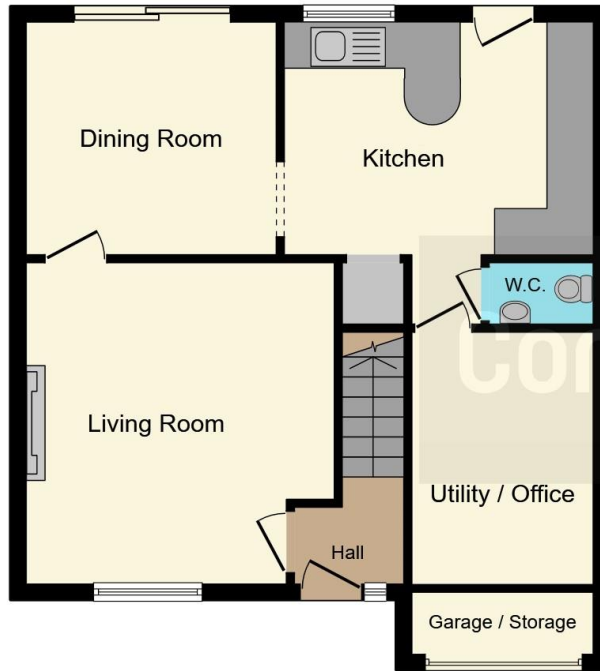
Private Garden

Driveway To Fore









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/LFD310650



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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