



Connells

Freeford Gardens
LICHFIELD



Property Description

A TRULY EXCEPTIONAL AND WONDERFULLY PRESENTED RESIDENCE LOCATED IN ONE OF THE MOST POPULAR AREAS OF LICHFIELD IN BOLEY PARK**

****A TRULY EXCEPTIONAL AND DELUXE HOME OFFERING A WEALTH OF ROOMS, SPACIOUS MODERN LIVING WITH A GREAT SQUARE FOOTAGE** **A GENUINE MUST VISIT** **VIEWERS WILL NOT BE DISAPPOINTED** **CALL CONNELLS LICHFIELD TODAY****

Connells Estate Agents are just excited to offer for sale this rather lovely family home boasting incredibly spacious rooms, stunningly beautiful decor throughout and offering plenty of driveway parking, together with an integral garage.

The property itself briefly comprises of a; hallway, master lounge, dining room, conservatory, kitchen, utility area in garage, ground floor Wc, three double bedrooms, family bathroom, driveway, integral garage and a pleasant, private rear garden offering some lovely outside features. ****HUGE CURB APPEAL****

This particular property feels genuinely warm and sits on a good size plot within the very popular cul de sac of Freeford Gardens, giving close proximity to a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have easy access to a host of countryside Villages and transport links to Sutton Coldfield, Tamworth, Burton and Beyond.

Entrance Porchway

Entrance Hallway

Ground Floor Wc

Living Room

10' 6" x 15' 2" (3.20m x 4.62m)

Kitchen Diner

17' 4" x 17' 5" (5.28m x 5.31m)

Conservatory

8' 9" x 9' 5" (2.67m x 2.87m)

Utility Within Garage

First Floor Landing

Bedroom One

11' x 8' 4" (3.35m x 2.54m)

Bedroom Two

7' 10" max x 8' 11" (2.39m max x 2.72m)

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

Modern Family Bathroom

Integral Garage

Driveway

Landscaped Rear Garden

Showhome Condition Throughout

Call Connells Today









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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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD308175



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.

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Property Ref: LFD308175 - 0012