



Connells

Warren Close
Lichfield



Property Description

****NO ONWARD CHAIN** **CHARMING AND SPACIOUS DETACHED BOLEY PARK RESIDENCE****

Connells Estate Agents Lichfield are delighted to offer for sale this much loved family home located in one of the most popular areas of Lichfield. Boasting a very pleasant locale and being ideally situated close to a host of very good schools, some excellent shops, supermarkets, leisure facilities as well as parks and greens in abundance.

The property itself very briefly comprises of; entrance porchway, lounge with ample dining area, further family room/dining room, kitchen, conservatory, three bedrooms, modern shower room, garage, driveway and a private rear garden.

Warren Close is located in possibly the most sought after little area of Lichfield. Nearby we can boast some terrific and well respected schools and academies, plenty of transport links to take you around the City and beyond as well as being in close proximity to Birmingham City Centre, Tamworth, Sutton Coldfield and Burton.

****ABSOLUTELY READY TO MOVE INTO OR PERFECT FOR PUTTING YOUR OWN STAMP ON** **MUST BE SEEN TO BE FULLY APPRECIATED** **VIEWERS WILL LOVE THIS HOME, CALL CONNELLS LICHFIELD TODAY****

Entrance Porchway

Lounge

10' 11" x 19' 5" (3.33m x 5.92m)

Dining Room

10' x 8' 11" (3.05m x 2.72m)

Kitchen

8' 4" x 8' 10" (2.54m x 2.69m)

Conservatory

8' 11" x 9' 11" (2.72m x 3.02m)

First Floor Landing

Bedroom One

10' 10" max x 12' 3" max (3.30m max x 3.73m max)

Bedroom Two

9' 8" max x 13' 5" max (2.95m max x 4.09m max)

Bedroom Three

8' 7" x 9' (2.62m x 2.74m)

Modern Shower Room

Integral Garage

Driveway To Fore

Private Rear Garden

No Onward Chain









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

view this property online connells.co.uk/Property/LFD310665

Tenure: Freehold



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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