



**Connells**

Ivanhoe Road  
Lichfield



## Property Description

**\*\*A TRULY EXCEPTIONAL AND WONDERFULLY PRESENTED RESIDENCE LOCATED IN ONE OF THE MOST POPULAR AREAS OF LICHFIELD CITY\*\*  
\*\*VIEWERS WILL NOT BE DISAPPOINTED\*\* \*\*TRULY UNIQUE\*\***

SPACIOUS MODERN LIVING WITH A HUGE SQUARE FOOTAGE AND MASSIVE POTENTIAL TO FURTHER EXTEND (STPP)\*\* SURE TO BE VERY POPULAR, CALL CONNELLS\*\*

Connells Estate Agents are just thrilled to offer for sale this beautiful family home boasting incredibly spacious rooms, stunningly beautiful decor throughout and offering the most amazing rear garden. **\*\*A MUST SEE\*\***

The property itself briefly comprises of a hallway, two living quarters, kitchen, guest wc, study/bedroom, two further double bedrooms, extra large family bathroom, front garden - gated and offering rear access and a genuinely beautiful rear garden being fully enclosed, private and particularly long.

This particular property genuinely feels homely throughout with a mixture of modern and traditional features and sits along a much sought after period street in a much sought after location close to the City Centre itself. Nearby we have a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Travel links by train, bus or car are excellent with easy access to such Cities and Towns as Birmingham, Sutton Coldfield, Derby and Stafford. **\*\*VIEWERS WILL NOT BE DISAPPOINTED\*\***

**\*\*A TRULY EXCEPTIONAL AND DELUXE HOME OFFERING A WEALTH OF ROOMS,**

**Entrance Hallway**

**Lounge**

14' 4" x 12' 11" ( 4.37m x 3.94m )

**Dining Room**

11' x 13' ( 3.35m x 3.96m )

**Study Or Bedroom Three**

13' 2" x 5' 3" ( 4.01m x 1.60m )

**Kitchen**

7' 9" x 8' 7" ( 2.36m x 2.62m )

**Ground Floor Wc**

**First Floor Landing**

**Bedroom One**

11' 1" x 13' 5" ( 3.38m x 4.09m )

**Bedroom Two**

8' 11" x 12' 1" ( 2.72m x 3.68m )

**Family Bathroom**

**Gated Entry To Front Garden**

**Private And Stunning Garden**

**A Real One Of A Kind**

**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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LFD310798](http://connells.co.uk/Property/LFD310798)**

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.

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