

# Connells

Ivanhoe Road Lichfield

# Ivanhoe Road Lichfield WS14 9AY





#### **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\*\*

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

#### **Entrance Hallway**

A Real One Of A Kind

Call Connells Today

#### 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** 

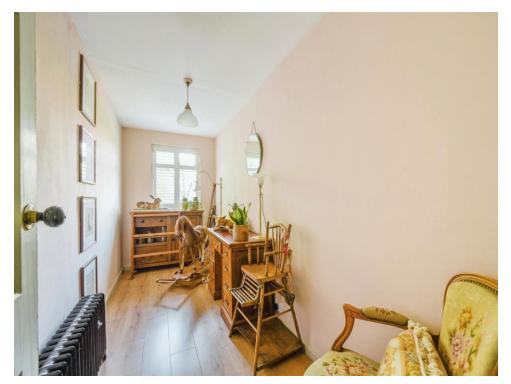
Private And Stunning Garden



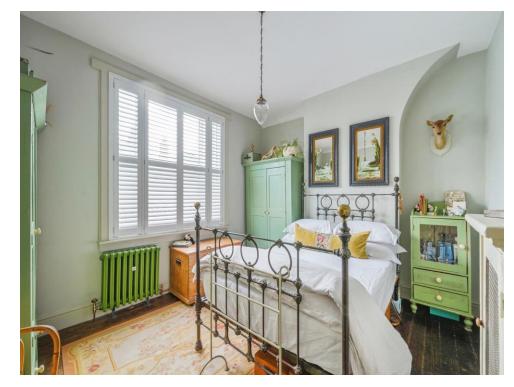








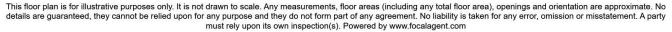






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**EPC** Rating: D

Tenure: Freehold





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