



Connells

Swan Croft
Whittington Lichfield



Property Description

****PRIVATE CUL DE SAC OF JUST 12 MODERN HOMES LOCATED CANAL SIDE WITH PICTURE POSTCARD VIEWS****

Connells Estate Agents are just thrilled to offer for sale this rather spacious and very beautiful family home located in an incredibly popular location within Whittington Village.

The property itself benefits greatly from a two car driveway leading to a garage, an incredibly private and fully enclosed rear garden, a lounge-diner, modern kitchen, guest wc, three bedrooms, master with an ensuite and a further family bathroom. ****ABSOLUTELY READY TO MOVE INTO****

The current owners have improved the property greatly and this home has been very much loved over the years. Nearby we have a host of local amenities plus plenty of travel links taking you into Lichfield and beyond. Lichfield Trent Valley Train Station is less than 3 miles away from the property.. There are many very good schools to choose from locally, a myriad of shops, supermarkets, restaurants and places of leisure facilities, Swan Croft has everything you could need almost on the doorstep.

A TRULY LOVELY HOME READY FOR A NEW OWNER TO ENJOY THREE BEDROOMS **LARGE LOUNGE DINER** **DOUBLE DRIVEWAY AND A PLEASANT REAR GARDEN** **CALL CONNELLS LICHFIELD CITY TODAY TO REGISTER YOUR INTEREST****

Entrance Hallway

Guest Wc

Lounge-Diner

14' 4" x 15' 7" (4.37m x 4.75m)

Kitchen

7' 7" x 11' 2" (2.31m x 3.40m)

Conservatory

10' 7" x 11' 7" (3.23m x 3.53m)

First Floor Landing

Bedroom Two

10' 11" x 14' 4" (3.33m x 4.37m)

Bedroom Three

7' 3" x 12' 10" (2.21m x 3.91m)

Modern Family Bathroom

Second Floor

Master Bedroom With En-Suite

11' 2" x 12' 9" (3.40m x 3.89m)

Stunning Canal Side Cul De Sac

Driveway

Garage

Private Rear Garden

Call Connells Today

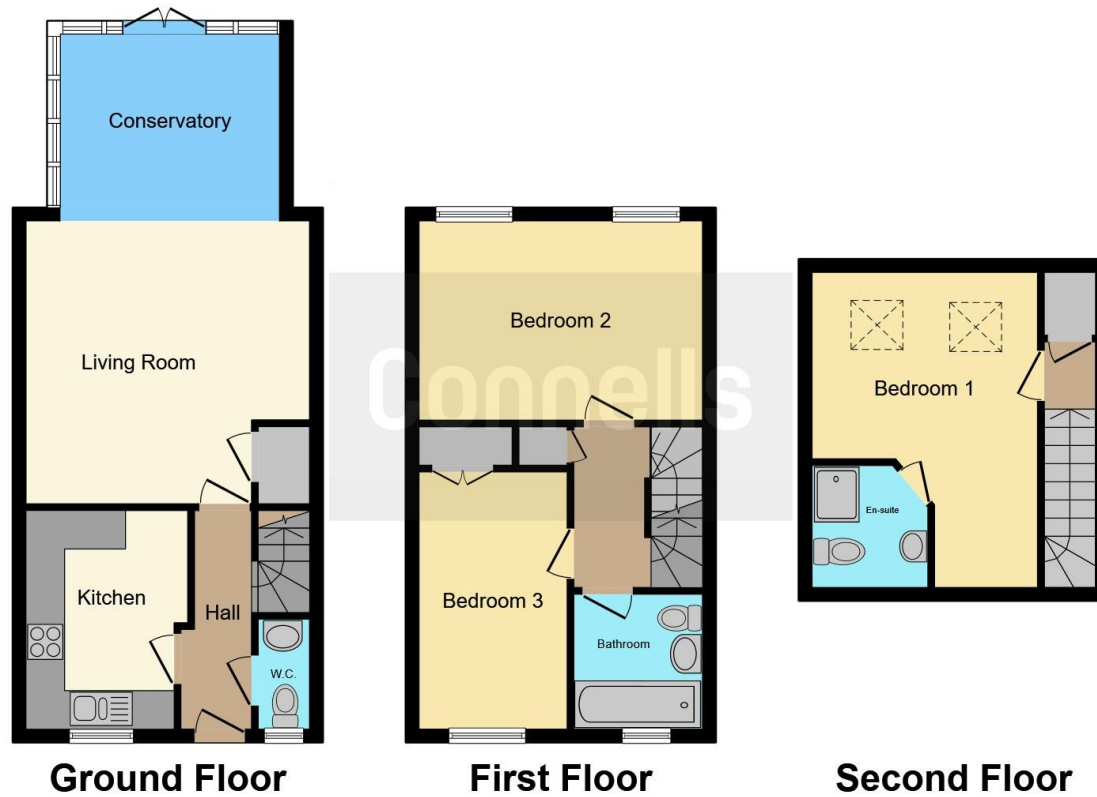
Notes

There are charges of approximately £50 per month to cover road and drainage maintenance.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD310854



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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Property Ref: LFD310854 - 0003