



Connells

Brownsfield Road
Lichfield



Property Description

****NO ONWARD CHAIN**** ****A TRULY EXCEPTIONAL AND WONDERFULLY UNIQUE RESIDENCE LOCATED IN ONE OF THE MOST POPULAR AREAS OF LICHFIELD****

Connells Estate Agents are just thrilled to offer for sale this lovely detached home boasting incredibly spacious rooms, well presented throughout and offering extra large frontage and an incredibly private rear garden to be enjoyed.

The property itself briefly comprises of a; porchway, hallway, master lounge, dining room/family room, kitchen diner, utility room, guest wc, three bedrooms and a shower room. Externally the property benefits from a large driveway, garage and a superb rear garden.

This particular property genuinely feels special and sits on an extra large plot plot on Brownsfield Road giving close proximity to a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have the Centre of Lichfield itself, easy access to the Staffordshire countryside, Trent Valley and Lichfield City Train Stations are nearby as are such Towns as Tamworth, Rugeley, Burton and Stafford.

****A TRULY EXCEPTIONAL HOME OFFERING A WEALTH OF ROOMS, SPACIOUS LIVING WITH INCREDIBLE POTENTIAL FOR THE NEW OWNER****
****AMAZING DEVELOPMENT POTENTIAL,**

(SUBJECT TO PLANNING PERMISSION OF COURSE)** ****NO ONWARD CHAIN ****

****CALL CONNELLS TODAY TO REGISTER YOUR INTEREST**** ****WE ALSO OFFER FREE HOME VALUATIONS AND MORTGAGE ADVICE****

Entrance Porchway

Entrance Hallway

Ground Floor Wc

Lounge

14' 8" x 12' 10" (4.47m x 3.91m)

Dining Room

11' 2" x 11' 3" (3.40m x 3.43m)

Kitchen

10' 5" x 11' 6" (3.17m x 3.51m)

Utility Room

12' 5" max x 8' 8" max (3.78m max x 2.64m max)

Inner Lobby

First Floor Landing

Bedroom One

10' 4" x 10' 6" (3.15m x 3.20m)

Bedroom Two

9' 5" x 12' 9" (2.87m x 3.89m)

Bedroom Three

9' 2" x 9' 7" (2.79m x 2.92m)

Family Bathroom

Private Rear Garden

Gated Side Access To Fore

Huge Driveway And Front Garden

Incredibly Popular Location

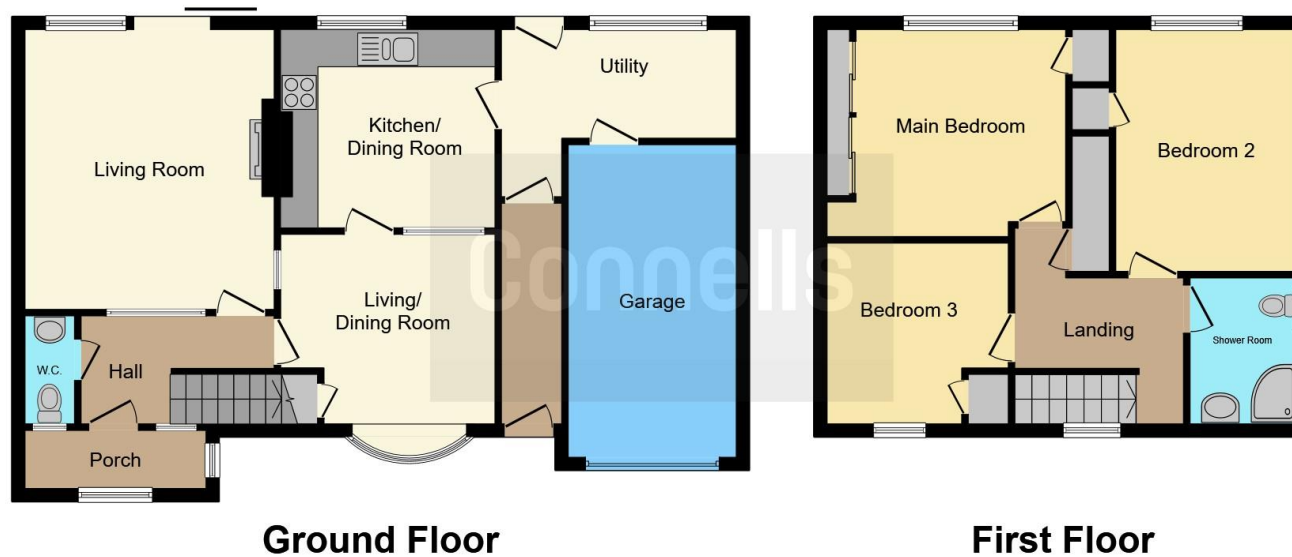
Sure To Be Very Popular

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

T 01543 262 376
E lichfield@connells.co.uk

11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD310794



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD310794 - 0006