



**Connells**

Mulberry Drive  
Lichfield





### Property Description

Connells Lichfield are delighted to offer for sale this exceptional and larger than average apartment benefiting from being on the ground floor and being sold with NO ONWARD CHAIN.

Mulberry Drive boasts a modern development of apartments located just off Trent Valley Road in Lichfield close to a huge amount of local amenities including some great schools, shops, restaurants and transport links. Doctors and dentists are also nearby as are a host of parks and greens. For nature lovers we have the Curborough Countryside nearby along with a host of villages to explore. **\*\*TRENT VALLEY TRAIN STATION NEARBY\*\***

The property itself briefly comprises of a hallway, lounge-diner, kitchen, bathroom and two bedrooms, master with an en-suite. We can also offer a private parking space along with plenty of visitor parking.

**\*\*NO ONWARD CHAIN\*\***    **\*\*HIGHLY DESIRABLE AREA\*\***    **\*\*LICHFIELD LOCATION\*\***    **\*\*GROUND FLOOR\*\***



**Entrance Hallway**

**Lounge**

15' 6" x 14' 1" ( 4.72m x 4.29m )

**Kitchen**

11' 2" x 6' 7" ( 3.40m x 2.01m )

**Master Bedroom**

12' 1" x 9' 10" ( 3.68m x 3.00m )

**En-Suite**

**Bedroom Two**

12' 1" x 9' 2" ( 3.68m x 2.79m )

**Family Bathroom**

**Private Parking Space**

**Ground Floor Apartment**

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

To view this property please contact Connells on

**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
LICHFIELD WS13 6LZ

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LFD310791](http://connells.co.uk/Property/LFD310791)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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