



Connells

Pones Green  
Lichfield



### Property Description

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

The property itself benefits greatly from a gated two car driveway with dropped kerb, an incredibly private and landscaped rear garden, a lounge, dining room, kitchen, three bedrooms and a 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, including Lichfield Trent Valley Train Station, easy travel links to Birmingham City Centre, Walsall and London. There are many very good schools to choose from, a myriad of local shops, supermarkets, restaurants and places of worship, this private property has everything you could need almost on the doorstep.

**A TRULY LOVELY HOME READY FOR A NEW OWNER TO ENJOY\*\* THREE BEDROOMS, POTENTIAL TO EXTEND IF NEEDED (STPP)\*\* \*\*LOUNGE AND SEPARATE DINING ROOM\*\* \*\*DRIVEWAY AND A SUPER REAR GARDEN\*\* \*\*CALL CONNELLS LICHFIELD TODAY TO REGISTER YOUR INTEREST\*\***



## Entrance Hallway

## Lounge

12' 5" x 11' 3" ( 3.78m x 3.43m )

## Dining Room

10' 3" x 10' 3" ( 3.12m x 3.12m )

## Kitchen

7' 10" x 12' 1" ( 2.39m x 3.68m )

## First Floor Landing

## Bedroom One

12' 6" x 10' 9" ( 3.81m x 3.28m )

## Bedroom Two

10' 9" x 10' 2" ( 3.28m x 3.10m )

## Bedroom Three

7' 5" max x 9' 6" max ( 2.26m max x 2.90m max )

## Family Bathroom

## Landscaped Rear Garden

## Brick Built Outbuilding

## Spacious Side Area

## Gated Driveway To Fore

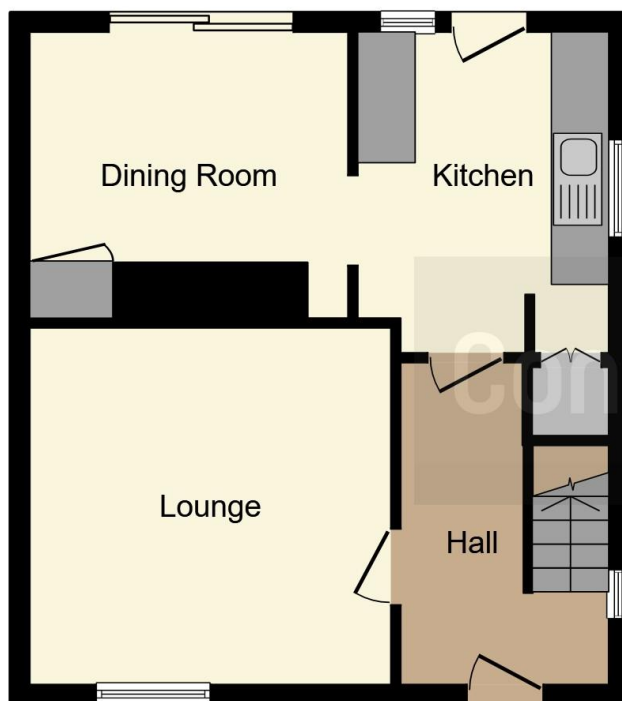
## Pleasant Lichfield Cul De Sac

## Call Connells Today

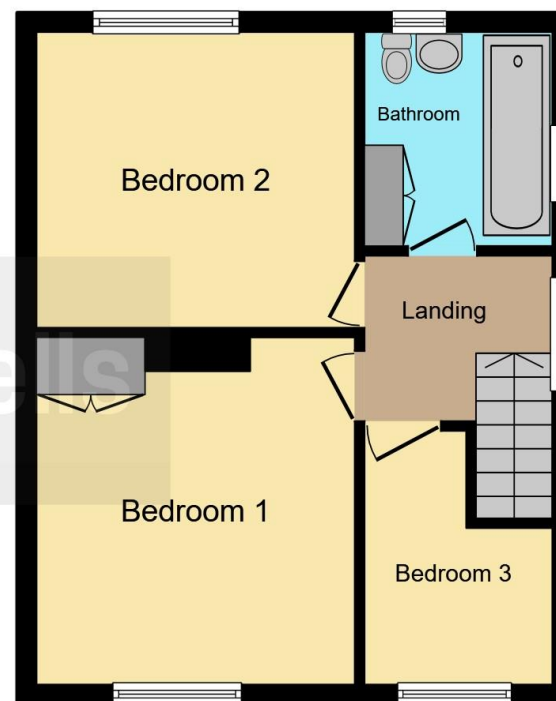








**Ground Floor**



**First Floor**

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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD310651](http://connells.co.uk/Property/LFD310651)**



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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