



Connells
01543 262 376
SALE

Connells

Curborough Road
LICHFIELD

Curborough Road
LICHFIELD WS13 7NG

for sale offers in excess of
£225,000



Property Description

We are pleased to bring to the market a perfect first time buyer home offering great potential to extend and being in close proximity to local schools, transport links and the beautiful City of Lichfield.

Offering Three bedrooms and off street parking this property will be a fantastic first time buy to start you off on the ladder and will be a fabulous family home.

The property is located just a short walk to local shops and restaurants, transport links and within a few steps to local schools making this an amazing opportunity for someone looking to get into a property within the city centre.



Entrance Hall

Lounge

13' 1" x 13' 5" (3.99m x 4.09m)

Kitchen

16' 3" x 9' 6" (4.95m x 2.90m)

Utility Area And W/C

Landing

Bedroom One

10' 4" x 9' 5" MAX (3.15m x 2.87m MAX)

Bedroom Two

12' 9" x 8' 6" (3.89m x 2.59m)

Bedroom Three

9' 5" x 7' 6" (2.87m x 2.29m)

Bathroom

Front Garden

Rear Garden

Off Street Parking









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: E

view this property online connells.co.uk/Property/LFD310876

Tenure: Freehold



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: LFD310876 - 0005