



**Connells**

Windmill Close  
Lichfield





### Property Description

**\*\*NO ONWARD CHAIN\*\* \*\*REALISTICALLY PRICED HOME\*\* \*\*GET ON THE LADDER IN LICHFIELD CITY WITH CONNELLS ESTATE AGENTS\*\***

A super opportunity to purchase this three-bedroom property in a popular Lichfield residential location. The property comprises of three bedrooms, a good size lounge diner, kitchen, utility area, first floor bathroom with separate wc, and front and rear gardens. The property is in need of modernisation but also offers the scope for extending (STPP) allowing you the opportunity of putting your own stamp on it.

The property is situated in a convenient residential location having access to local amenities such as schools, shops, park, allotment and restaurants. It is situated close to Lichfield City Centre, the Cathedral and Beacon Park. The property would be an ideal purchase for first time buyers, landlords, investors, and families.



**\*\*OPEN DAY SOON, CALL CONNELLS LICHFIELD CITY CENTRE FOR MORE DETAILS\*\***

## Entrance Hallway

## Lounge

18' 6" max x 11' 6" max ( 5.64m max x 3.51m max )

## Kitchen

7' 9" max x 11' 4" max ( 2.36m max x 3.45m max )

## Utility Area With F&r Access

5' 6" max x 19' 4" max ( 1.68m max x 5.89m max )

## First Floor Landing

## Bedroom One

11' 5" max x 10' 10" max ( 3.48m max x 3.30m max )

## Bedroom Two

10' 6" max x 12' 8" max ( 3.20m max x 3.86m max )

## Bedroom Three

7' 9" max x 9' 5" max ( 2.36m max x 2.87m max )

## Family Bathroom

## Separate Wc

## Gated Side Access

## Front And Rear Gardens

## Rear Garden Very Private

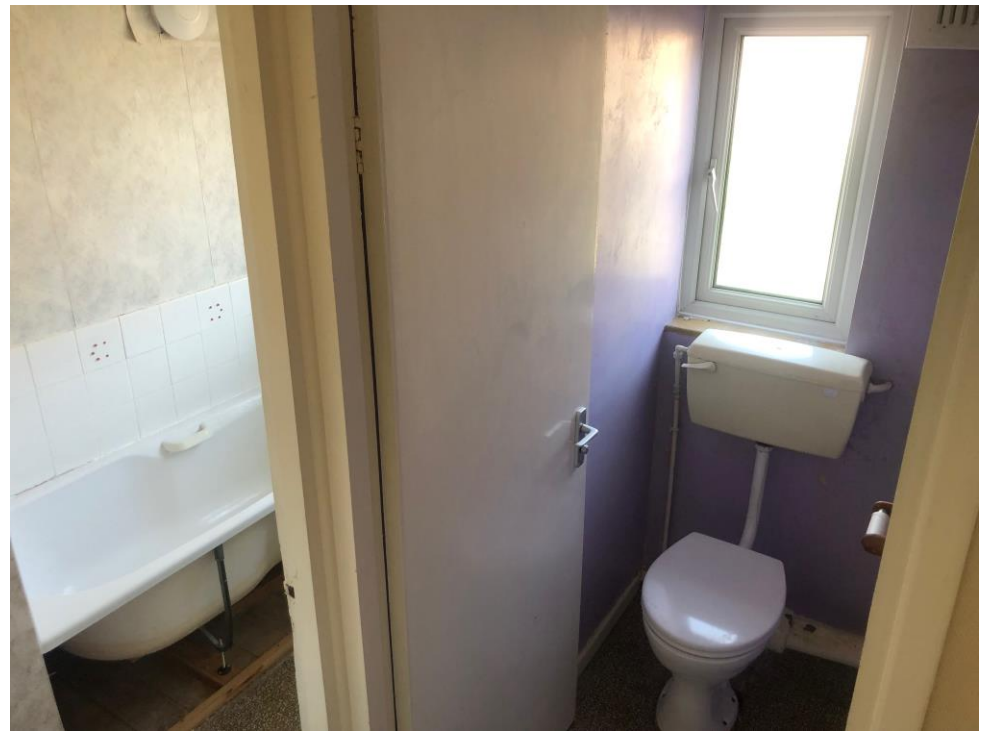
## In Need Of Modernising

## Very Realistic Price

## Call Connells Today













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**

**view this property online [connells.co.uk/Property/LFD310812](https://connells.co.uk/Property/LFD310812)**

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.

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