



**Connells**

Agincourt Road  
LICHFIELD





### Property Description

\*\*\*\*Connells are pleased to present to you this spacious five bedroom family home set in the beautiful city of Lichfield\*\*\*\*

This detached family home is situated on Agincourt Road within walking distance to central Lichfield, Within close distance of popular local amenities, schooling, and transport links. Boasting a variety of impressive features fit for a growing family, this home consists of five spacious bedrooms, master having en suite, two reception rooms and a kitchen/breakfast room, a wonderful private rear garden and two external single garages with driveway to rear.

\*\*\* call Connells today for your chance of viewing this fantastic home\*\*\*



## Entrance Hall

## Lounge

22' 5" x 11' 3" ( 6.83m x 3.43m )

## Dining Room

15' 11" x 9' 1" ( 4.85m x 2.77m )

## Kitchen Diner

13' 4" x 10' 11" ( 4.06m x 3.33m )

## Utility

5' 10" x 5' 2" ( 1.78m x 1.57m )

## Cloakroom

## Landing

## Bedroom One

12' 9" x 11' 5" ( 3.89m x 3.48m )

## Bedroom Two

13' 3" x 9' 3" ( 4.04m x 2.82m )













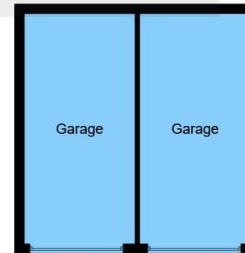
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Connells

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: B**

**view this property online [connells.co.uk/Property/LFD309059](http://connells.co.uk/Property/LFD309059)**

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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Property Ref: LFD309059 - 0011