



**Connells**

Christ Church Gardens  
Lichfield





### Property Description

A most charming character cottage home in a CENTRAL LICHFIELD setting, with well presented accommodation throughout. With a clever balance of modern design and historic charm this delightful home is tastefully presented and offers flexible accommodation arranged over two floors. Comprising: living room, breakfast kitchen with ample dining area, ground floor Wc, whilst the second floor boasts three good size bedrooms and a family bathroom. Externally the property is approached by a more than pleasant lawned front garden, a private rear garden and offers on the street parking on a first come first served basis.

Viewing advised to appreciate the abundant charm and style of this property along with the incredible Christ Church location. Nearby we boast the City Centre of Lichfield almost on the doorstep with its vast array of tourist attractions, churches, restaurants, shops and supermarkets. Beacon Park can be found nearby along with a myriad of transport links including Lichfield City train Station only 0.9 of a mile away.

**\*\*INCREDIBLY REALISTIC ASKING PRICE, THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND IS A FREEHOLD PROPERTY\*\* \*\*COUNCIL TAX BAND C AND EPC RATING C\*\***

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**Entrance Hallway**

**Master Lounge**

**Kitchen Diner**

**Ground Floor Wc**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Front Garden**

**Rear Garden**



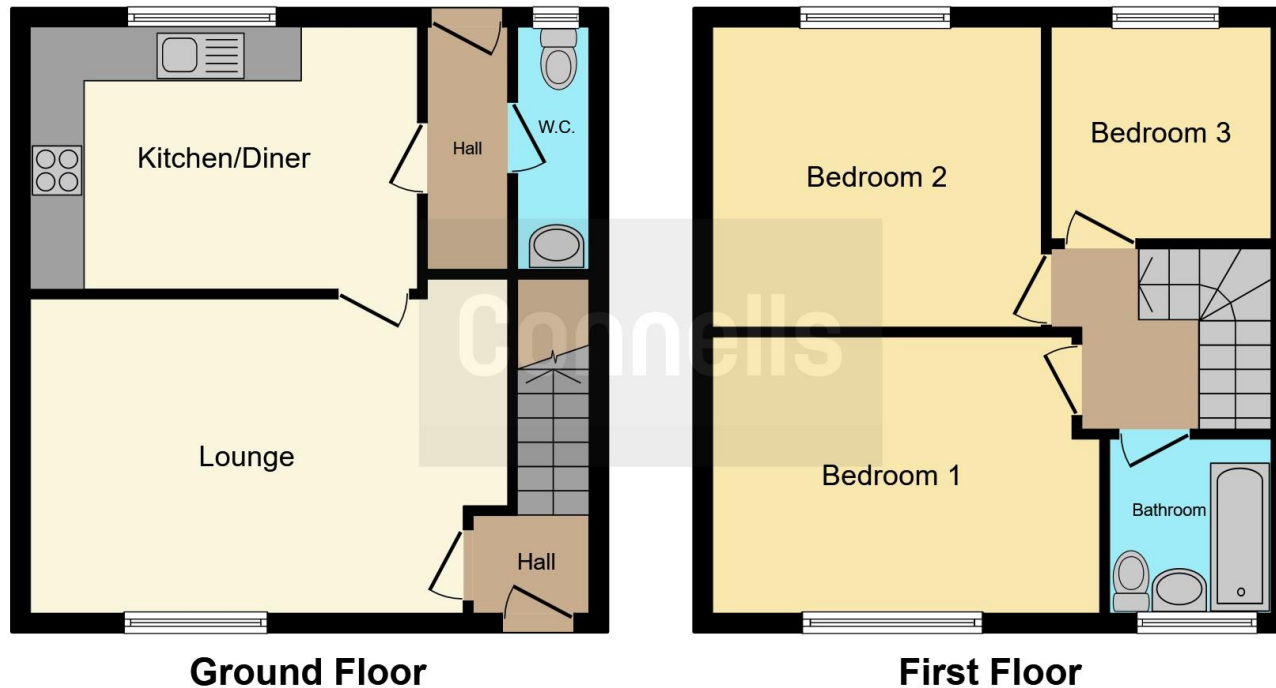












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: Freehold

**view this property online [connells.co.uk/Property/LFD311067](http://connells.co.uk/Property/LFD311067)**



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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