



Connells

St. Michael Road  
Lichfield



St. Michael Road  
Lichfield WS13 6SN

for sale  
**£290,000**



### Property Description

A fantastic opportunity to purchase a great property close to the city centre and within easy reach of schools and local amenities three bedroom semi detached home is being offered to you with no onward chain and briefly comprises of lounge, dining room, kitchen, conservatory, three bedrooms and a family bathroom. To the fore is a driveway and to the rear is a lovely rear garden and workshop.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



Entrance Porch

Entrance Hall

Lounge

12' 2" x 11' 3" ( 3.71m x 3.43m )

Dining Room

10' 5" x 10' ( 3.17m x 3.05m )

Kitchen

11' 6" x 8' 2" ( 3.51m x 2.49m )

Lean To

Conservatory

15' 1" x 15' 10" ( 4.60m x 4.83m )

Landing

Bedroom One

11' 5" x 10' 11" ( 3.48m x 3.33m )

Bedroom Two

10' 11" x 10' 5" ( 3.33m x 3.17m )

Bedroom Three

9' 6" MAX x 7' 6" MAX ( 2.90m MAX x 2.29m MAX )

Front Garden And Driveway

Rear Garden



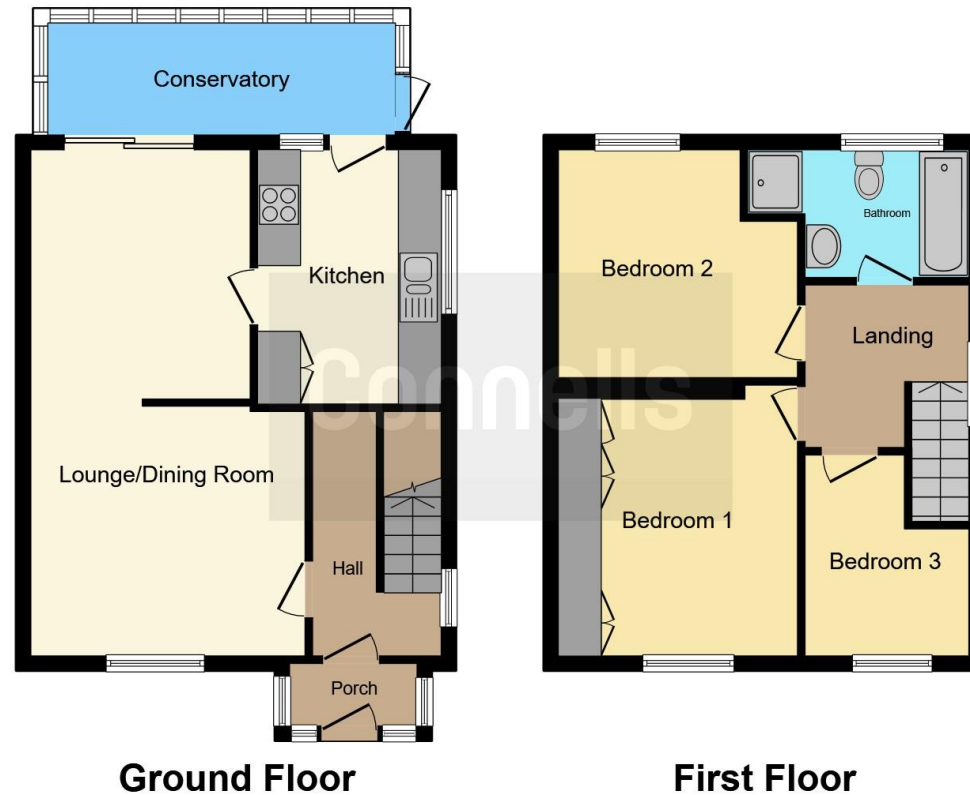












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LFD311128](http://connells.co.uk/Property/LFD311128)



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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