

for sale

offers in excess of **£305,000** Leasehold



3 Marlborough House St. John Street LICHFIELD WS13 6PB

This exceptional property is situated in an exclusive and highly sought after residential position in this most prestigious district on the favoured south side of Lichfield. From this enviable location you can enjoy an easy stroll into the very heart of the Medieval Cathedral City Centre.

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Property Details

Entrance Hallway

Kitchen/Lounge

28' 9" x 11' 9" (8.76m x 3.58m)
FEATURING HIGH CEILINGS AND A MODERN KITCHEN

Bedroom One

13' 8" x 11' 9" (4.17m x 3.58m)

En-Suite Shower Room

Bedroom Two

14' 7" x 7' 5" (4.45m x 2.26m)

Bathroom

Gated Parking To Rear





To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11 & 13 Bore Street
LICHFIELD WS13 6LZ

Tenure: Leasehold

EPC Rating: C

Property Ref: LFD311155 - 0005

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold fees.

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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