



Connells

Swallow Croft
Lichfield

Swallow Croft Lichfield WS13 7HE

for sale offers in the region of
£430,000



Property Description

Connells Estate Agents are proud to offer for sale this spacious three bedroom detached home situated in a very much sought after area of Central Lichfield. The property is close to a host of schools, parks, and greens. We have Beacon Park, a number of transport links and easy access to the Centre of the City.

Stafford, Sutton Coldfield, and Tamworth are all a short distance away.

This very spacious home is in need of slight modernisation but offers just amazing potential, we can't recommend a viewing enough. The residence very briefly comprises of lounge, dining room, kitchen, garage with guest wc, three bedrooms, bathroom, first floor guest wc, integral garage, plentiful driveway and an absolutely super rear garden.

****HUGE POTENTIAL** **OPEN DAY MID MARCH CALL CONNELLS LICHFIELD CITY TO REGISTER YOUR INTEREST AND BOOK YOUR VIEWING SLOT****

Entrance Hallway

Living Room

11' 8" x 13' 4" (3.56m x 4.06m)

Dining Room

11' 10" x 14' 2" (3.61m x 4.32m)

Kitchen

8' 6" x 12' 9" (2.59m x 3.89m)

Inner Porchway

First Floor Landing

Bedroom One

14' 2" into bay x 15' 2" (4.32m into bay x 4.62m)

Bedroom Two

11' 8" x 13' 5" (3.56m x 4.09m)

Bedroom Three

11' 4" x 7' 4" max (3.45m x 2.24m max)

Shower Room

First Floor Guest Wc

Driveway

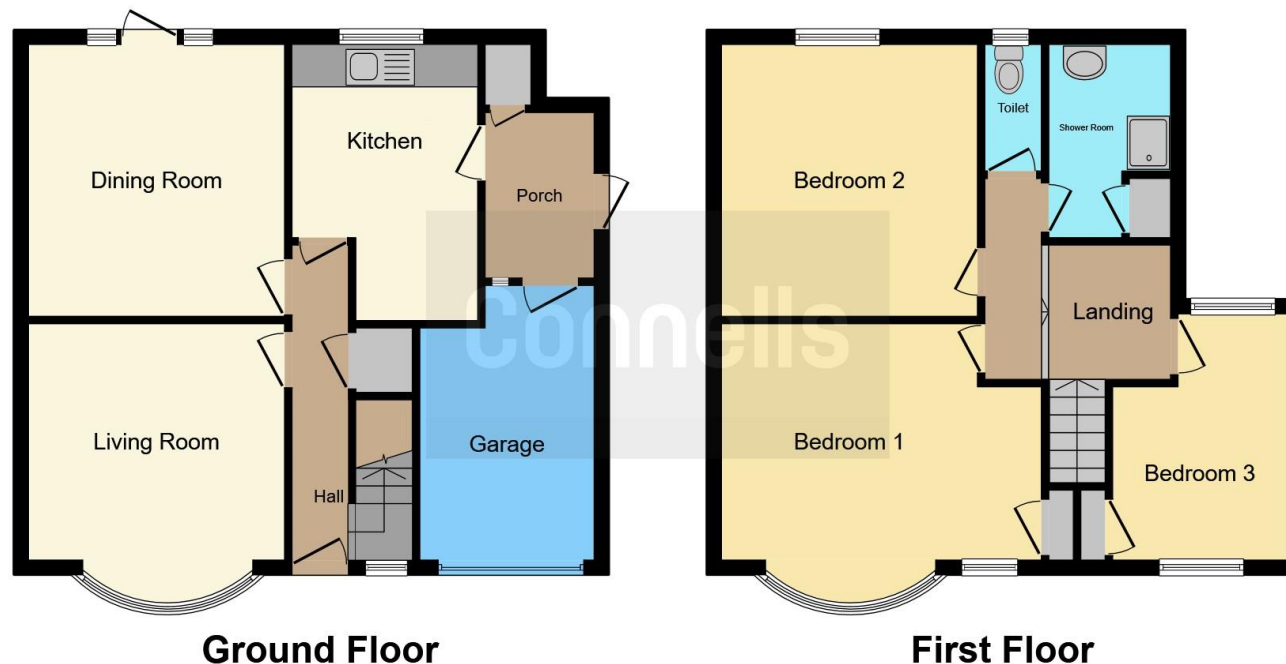
Integral Garage

Incredible 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

To view this property please contact Connells on

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 LICHFIELD WS13 6LZ

EPC Rating: D

view this property online connells.co.uk/Property/LFD311290

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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