



Connells

Agincourt Road
Lichfield



Property Description

Connells Estate Agents are just thrilled to offer for sale this rather spacious and very beautiful family home located in an incredibly popular location in Central Lichfield.

The property itself benefits greatly from a stunning aspect to fore, garage and parking space, a private and low maintenance rear garden, a modern open plan kitchen with dining room, three bedrooms, en-suite shower room to master bedroom and a further family bathroom

****ABSOLUTELY READY TO MOVE INTO****

The current owners have improved the property greatly and this home has been very much loved over the years. Nearby we have a host of local amenities, including Waitrose Supermarket, plenty of great schools, parks, greens and travel links taking you around Lichfield and beyond. Agincourt Road is only a short stroll into the centre of Lichfield including the Train Station, Beacon Park and our famous Cathedral.

****A TRULY LOVELY HOME READY FOR A NEW OWNER TO ENJOY****

****THREE BEDROOMS, POTENTIALLY FOUR IF NEEDED****

****LARGE KITCHEN DINER****

****DRIVEWAY, GARAGE AND A SUPER REAR GARDEN****

****CALL CONNELLS LICHFIELD TODAY TO REGISTER YOUR INTEREST****

Entrance Hallway

Guest Wc

Open Kitchen With Dining Room

15' 2" max x 21' 10" max (4.62m max x 6.65m max)

First Floor Landing

Master Lounge (Bedroom Four?)

9' 10" x 15' 2" (3.00m x 4.62m)

Bedroom Three

8' 3" x 10' 7" (2.51m x 3.23m)

Second Floor Landing

Bedroom Two

7' 2" x 11' 1" (2.18m x 3.38m)

Master Bedroom With En-Suite

10' 2" x 11' (3.10m x 3.35m)

Modern Family Bathroom

Private Rear Garden

Parking Space

Garage

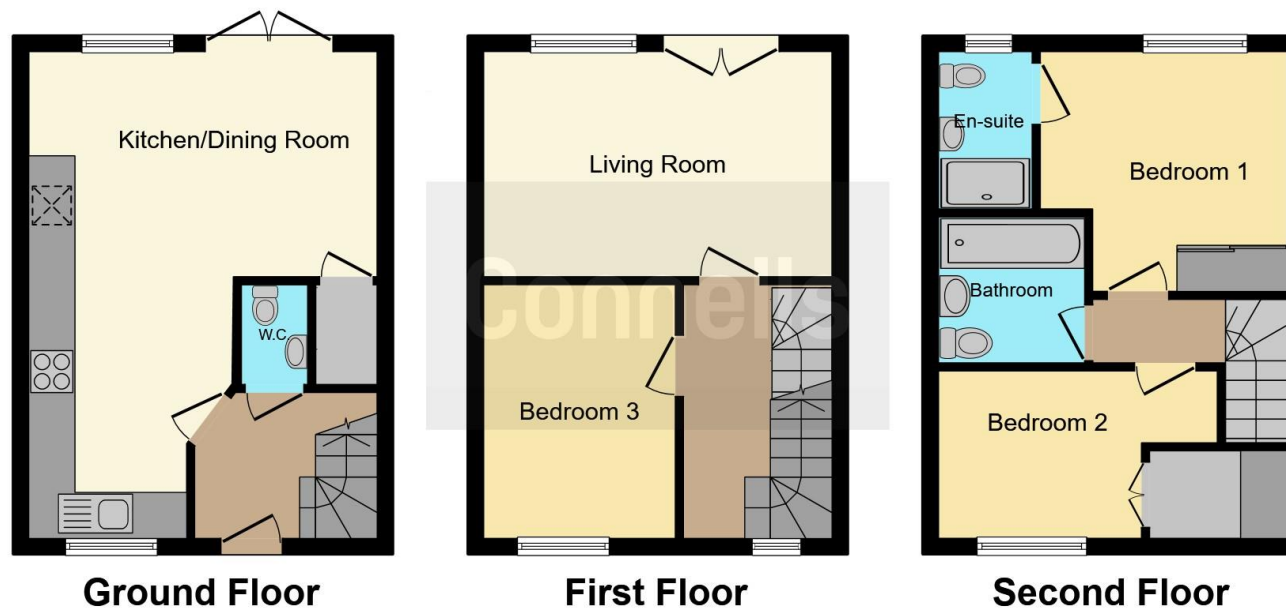
Wonderful Aspect

Lovely Views To Fore









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311306



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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