



Connells

Grange Lane
Lichfield



Property Description

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

****CORNER PLOT HOME****

****HUGE POTENTIAL FOR SIDE EXTENSION (STPP)**

The property itself benefits greatly from a rear driveway with dropped kerb, an incredibly lovely and fully enclosed rear garden, a garage, ground floor wc, lounge, family room, open plan kitchen and dining room, four bedrooms (bedroom four currently being utilised as a dressing room) an en-suite and a family bathroom.

****ABSOLUTELY READY TO MOVE INTO AND ENJOY****

The current owners have improved the property greatly and this home has been very much loved by its current family. Nearby we have a host of local amenities, including both Lichfield Train Stations, easy travel links to Stafford, Tamworth, Burntwood and Sutton Coldfield. There are many very good schools to choose from, a myriad of local shops, supermarkets, restaurants and leisure facilities, Grange Lane has everything you could need almost on the doorstep.

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

****FOUR BEDROOMS PLUS GROUND FLOOR STUDY****

****LARGE LOUNGE****

****MODERN KITCHEN DINER****

****DRIVEWAY AND A SUPER REAR GARDEN****

****REAR GARAGE****

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

Entrance Hallway

Guest Wc

Family Room-Study

12' 6" x 10' 5" (3.81m x 3.17m)

Master Lounge

10' 9" x 16' 10" (3.28m x 5.13m)

Open Plan Kitchen Dining Room

9' 11" x 28' 6" (3.02m x 8.69m)

First Floor Landing

Master Bedroom With En-Suite

Bedroom Two

10' 9" x 13' 1" (3.28m x 3.99m)

Bedroom Three

11' 10" x 10' 1" (3.61m x 3.07m)

Bedroom Four

10' 9" x 8' 2" (3.28m x 2.49m)

Family Bathroom

Rear Garden

Rear Driveway

Rear Garage

Pleasant Green Frontage

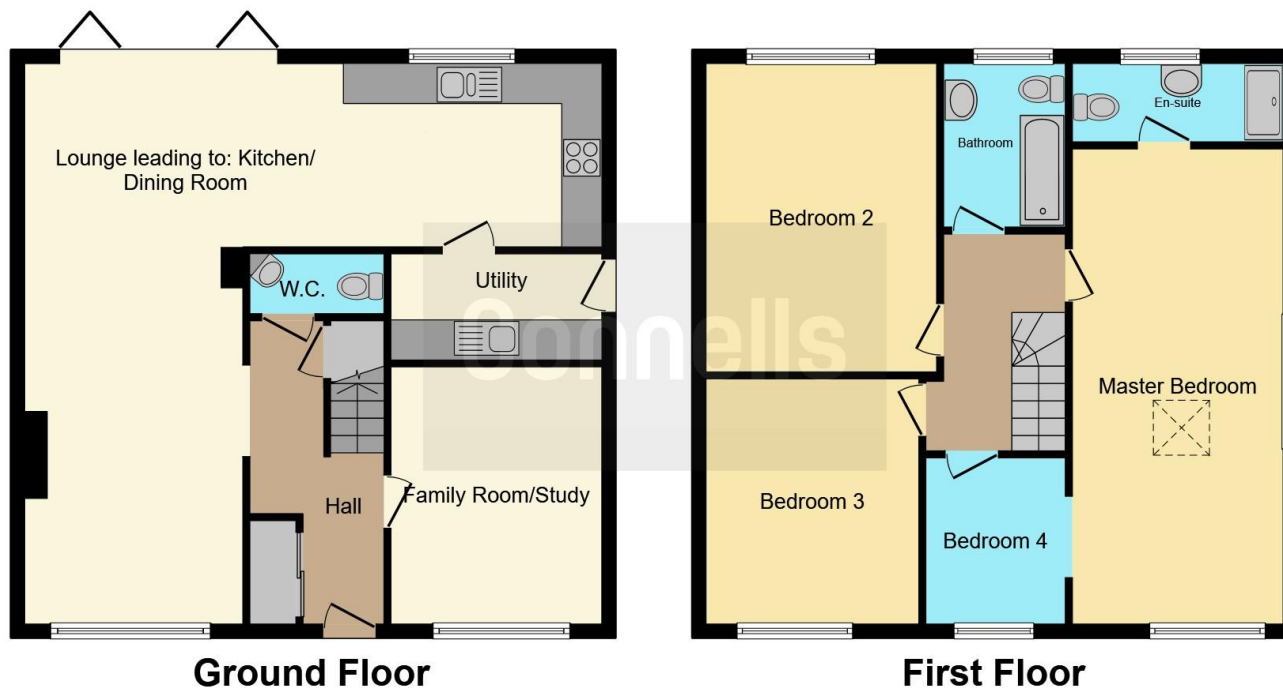
Open Day Soon

Call Connells Today









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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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311421



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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