



Brownsfield Road
Lichfield WS13 6BX

for sale guide price
£550,000



Property Description

****A TRULY EXCEPTIONAL AND WONDERFULLY REGAL RESIDENCE LOCATED IN ONE OF THE MOST POPULAR AREAS OF LICHFIELD CITY****

****BUILT TO A TRULY HIGH STANDARD IN 2023****

Connells Estate Agents are just thrilled to offer for sale this luxury home boasting incredibly spacious rooms, stunningly beautiful decor throughout and offering a very high standard of living.

The property itself briefly comprises of a; grand hallway, ground floor Wc, master lounge set within a large, modern, open plan kitchen with dining area, family room/study, four large bedrooms, master with en-suite, a further family bathroom, a pleasant hidden aspect frontage with driveway and access to the garage and utility and a more than pleasant, private rear garden offering some lovely outside features and being beautifully landscaped.

****BI-FOLD DOORS TO REAR****

****KARNDEN FLOORING****

****STUNNING BLINDS THROUGHOUT****

This particular property genuinely feels special and sits on a fantastic plot on the Brownsfield Road giving close proximity to a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have Lichfield Trent Valley Train Station, Stowe Pool, a myriad of parks and greens and easy access to such Cities and Towns as Birmingham, Sutton Coldfield, Tamworth, Burton and Stafford.

****A TRULY EXCEPTIONAL AND DELUXE HOME OFFERING A WEALTH OF ROOMS, SPACIOUS MODERN LIVING WITH A HUGE SQUARE FOOTAGE****

****A SHORT DISTANCE INTO LICHFIELD CITY CENTRE****

****CALL CONNELLS TODAY****

Entrance Hallway

Guest Wc

Open Plan Kitchen-Lounge-Diner

22' 4" x 21' 2" (6.81m x 6.45m)

Family Room-Study

12' 2" x 7' 9" (3.71m x 2.36m)

First Floor Landing

Master Bedroom With En-Suite

12' 9" x 12' 1" max (3.89m x 3.68m max)

Bedroom Two

11' 1" x 9' 4" (3.38m x 2.84m)

Bedroom Three

9' 4" x 9' 3" (2.84m x 2.82m)

Bedroom Four

12' 8" x 7' 6" (3.86m x 2.29m)

Family Bathroom

Garage With Utility Area

19' 2" x 7' 10" (5.84m x 2.39m)

Long Driveway

Private Landscaped Rear Garden

Newly Built 2023

No Expense Spared

An Absolute Must See

More Info

Recently reduced by £50,000 in price and the house has over £50,000 of upgrades including karndean flooring, electric sectional garage doors, quartz kitchen work top, top of the range aeg integrated appliances down lighting throughout shutters to all rooms, porcelain bathroom tiling / designer radiators porcelain patio tiling / BI FOLD aluminum doors with built in blinds USB plug sockets in every room cottage style oak doors aluminum front door (£5000) landscaped rear garden - no expense spared.









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

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

11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311429



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD311429 - 0003