



Connells

Garrick Close
Lichfield



Property Description

Connells are pleased to bring to market this two bedroom end of terraced property which has recently been renovated ready to move in.

A perfect starter home awaits you at Garrick Close. Being in proximity to Friary Grange Leisure Centre and school, local shops to include Morrisons and within a short 20 minutes walk into the City Centre providing a vast amount of independent shops and restaurants.

Set in a popular area of Lichfield this two bedroom end of terraced property offers great living space with a large lounge and great sized garden. The two bedrooms have built in wardrobes offering more space for living, to the ground floor the open plan kitchen into hall offers families to converse while going about daily tasks and brings light and airiness into the hallway and staircase to the first floor. The rear garden is sunny and provides ample space for seating and play with side access to the communal car park and garage. The property has recently been renovated to a high standard giving the new owner a perfect move in property.

****END OF TERRACE PROPERTY****

****TWO BEDROOMS WITH BUILT IN WARDROBES****

****OPEN PLAN KITCHEN/HALL****

****LARGE LOUNGE****

****EXCELLENT REAR GARDEN****

****GARAGE EN BLOC****

****LARGE COMMUNAL PARKING****

****NO ONWARD CHAIN****

Entrance Porch

Entrance Hall

Open Plan Kitchen

14' 4" x 12' 6" (4.37m x 3.81m)

Lounge

14' 4" x 11' 7" (4.37m x 3.53m)

First Floor Landing

Bedroom One

11' 6" x 14' 4" MAX (3.51m x 4.37m MAX)

Bedroom Two

10' 9" x 8' 4" (3.28m x 2.54m)

Family Bathroom

Front Garden

Rear Garden

Garage En Bloc









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
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EPC Rating: Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311515



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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