





Property Description

****OPEN DAY SATURDAY 12th JULY****

****CALL CONNELLS LICHFIELD CITY FOR MORE DETAILS****

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 driveway with dropped kerb, an incredibly private and mature rear garden, a through lounge, dining room, kitchen, three bedrooms and a family bathroom. The property boasts a large porchway and a hallway that could easily be used as another reception area.

****EXTRA LARGE ATTIC****

****HUGE POTENTIAL FOR FUTURE EXTENSIONS STPP****

This home has been very much loved over the years by the same family and we believe has a huge amount of potential for extensions and refurbishments. Nearby we have a host of local amenities, including some great schools, a train Station giving easy travel links to Birmingham City Centre, Stafford and Central London. Lichfield City Centre is nearby boasting a myriad of local shops, supermarkets, restaurants and leisure facilities, Nursery Croft has everything you could need almost on the doorstep.

*****A TRULY LOVELY HOME, A BLANK CANVAS READY FOR A NEW OWNER TO ENJOY** THREE BEDROOMS, POTENTIAL TO EXTEND IF NEEDED (STPP)****

****LARGE LOUNGE DINER****

****DRIVEWAY AND INTEGRAL GARAGE****

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



Entrance Porchway

Hallway/Study

11' x 10' 3" (3.35m x 3.12m)

Lounge

19' 11" x 13' 1" (6.07m x 3.99m)

Dining Room

9' 2" x 12' 11" (2.79m x 3.94m)

Kitchen

12' x 7' 5" (3.66m x 2.26m)

Guest Wc

First Floor Landing

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m)

Bedroom Two

9' 2" x 14' 3" (2.79m x 4.34m)

Bedroom Three

7' x 8' 9" (2.13m x 2.67m)

Modern Shower Room

Integral Garage

Driveway

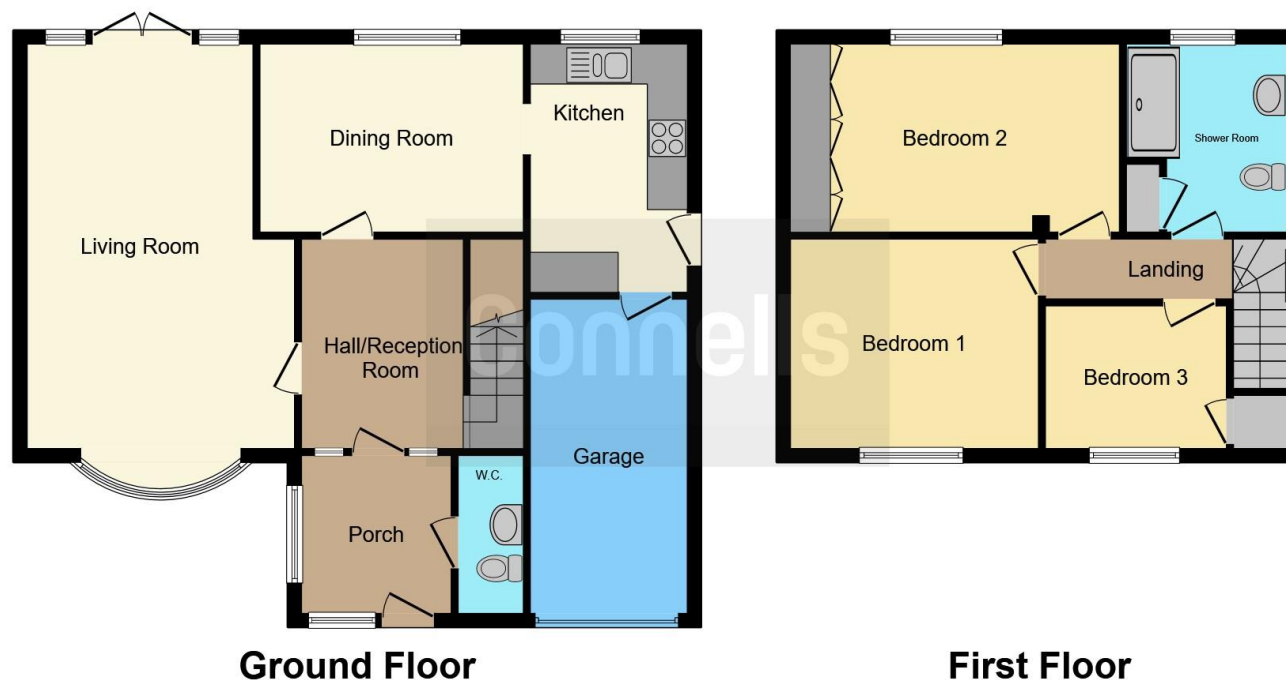
Front And Rear Gardens

No Onward Chain









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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311638



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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