



Connells

Millbrook Drive
LICHFIELD

Millbrook Drive LICHFIELD WS14 0JL

for sale
£700,000



Property Description

Connells are delighted to offer to the market this four bedroom detached family home situated on Millbrook Drive in the sought after village of Shenstone. Shenstone is ideally situated between the Royal Town of Sutton Coldfield and Cathedral City of Lichfield and boasts a range of amenities, including a choice of village shops, butchers, village train station, hairdressers, a library and superb choice of pubs! Shenstone local train station has direct links into Lichfield and Birmingham New Street. For local schooling the property falls into the catchment area for Shenstone's own Greysbrooke Primary School and for secondary education its King Edward VI School in the nearby cathedral city of Lichfield. The nearby cathedral city of Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters nearby road links include the A5, A38 and M6 Toll Road.

The property offers a wealth of space and potential for a family to grow. with two reception rooms, kitchen, utility, guest w/c and conservatory to the ground floor. The first floor offers Four bedrooms and a family bathroom with loft space which could be converted (subject to planning). The rear of the property offers a private garden and patio area and to the fore there is a lovely frontage, parking for two cars and a double garage.



Entrance Hall

Guest W/C

Through Lounge

19' 5" x 10' 8" (5.92m x 3.25m)

Dining Room

11' 4" x 9' (3.45m x 2.74m)

Kitchen

11' 3" x 8' 7" (3.43m x 2.62m)

Utility

6' 4" x 5' 1" (1.93m x 1.55m)

Conservatory

12' x 10' 2" (3.66m x 3.10m)

First Floor Landing

Bedroom One

12' 9" INTO BAY x 11' 2" (3.89m INTO BAY
x 3.40m)

En Suite Shower

Bedroom Two

14' x 8' 7" (4.27m x 2.62m)

Bedroom Three

8' 7" x 6' 6" (2.62m x 1.98m)

Bedroom Four

10' 1" x 8' 5" MAX (3.07m x 2.57m MAX)

Family Bathroom

Double Garage









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: D Council Tax
 Band: F

Tenure: Freehold

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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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