



**Connells**

Mayfield Burton Road  
Whittington Lichfield



# Mayfield Burton Road Whittington Lichfield WS14 9NT

for sale offers in the region of  
**£675,000**



## Property Description

It's with great pleasure for Connells to present this fantastic opportunity to purchase a lovely detached bungalow set with approx half an acre of land with the added benefit of a very large barn with own garden/wood which has immense potential to be developed into a residential dwelling.

Mayfields is set within one of the most popular villages in Staffordshire and offers a wealth of living space. Having a spacious entrance porch leading to the hallway. The lounge has been sectioned off to create several spaces which include a dining room and rear snug. The breakfast kitchen has access to a utility area and leads into the garden and external conservatory. There are three bedrooms with the master having an ensuite shower room and there is a country style bathroom. The front garden offers gated parking and an almost wrap around front space which leads to an extensive garden with several entertaining spaces and lots of places for little ones to explore. Further there is an actual barn with its own gated entrance which could provide extra storage or be converted into a residence or investment opportunity. The property is in need of some upgrading but we fully expect this property to be on the top of the list of anyone's search.

**CALL CONNELLS TODAY TO SECURE  
YOUR VIEWING ON THIS TREMENDOUS  
PROPERTY**



### Entrance Porch

### Entrance Hall

### Lounge

17' 2" x 12' 8" ( 5.23m x 3.86m )

### Dining Room

9' 9" x 9' 9" ( 2.97m x 2.97m )

### Reception Room Three/Snug

10' 8" x 9' 7" ( 3.25m x 2.92m )

### Kitchen

12' 6" MAX x 11' 8" ( 3.81m MAX x 3.56m )

### Utility Area

9' 5" x 8' 6" ( 2.87m x 2.59m )

### Conservatory

11' 5" x 9' 5" ( 3.48m x 2.87m )

### Bedroom One

21' 6" x 9' 9" ( 6.55m x 2.97m )

### En Suite

### Bedroom Two

11' 9" x 9' 9" ( 3.58m x 2.97m )

### Bedroom Three

11' 9" x 9' 4" ( 3.58m x 2.84m )

### Family Bathroom

### Extensive Rear Garden

### Private Front Garden

### Gated Parking

### Rear Barn

DUE TO THE SIZE OF THE BARN WE ARE  
UNABLE TO GIVE AN ACCURATE SIZE  
CURRENTLY

### Rear Access With Gates















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](http://www.focalagent.com)

To view this property please contact Connells on

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11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: Awaiting  
 Council Tax Band: C

Tenure: Freehold

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