



Connells

Netherbridge Avenue
Lichfield

Netherbridge Avenue
Lichfield WS14 9UF

for sale offers over
£260,000



Property Description

A wonderfully presented two bedroom home set within the popular Boley Park area of our wonderful City in Lichfield.

This two double bedroom property is the perfect starter home with fantastic road links via the A51, A5127, and M6 Toll, as well as Lichfield Trent Valley and Lichfield City train stations, providing direct services to Birmingham, London, and beyond. Benefiting from good local schools, shops and restaurants within an easy walk this property is sure to tick many boxes for prospective buyers.

The property will not disappoint and is in ready to move in condition with plenty of space for a couple of young family to enjoy. Its own private garden provides a small entertaining space and storage while to the fore is a small garden to tend. Parking is allocated so you will never have to find a space.

the property is being offered with no onward chain and is ideal for someone wanting to get on the ladder in one of the most popular areas in Lichfield

Do not hesitate. Call Connells today to secure your viewing slot.



Entrance Porch

Lounge

13' 3" x 12' 7" (4.04m x 3.84m)

Kitchen

12' 9" x 10' (3.89m x 3.05m)

Conservatory

12' 9" x 7' 8" (3.89m x 2.34m)

First Floor Landing

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom Two

11' 4" x 7' 6" (3.45m x 2.29m)

Family Bathroom

Front And Rear Gardens

Parking









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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311894



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: LFD311894 - 0002