



Connells

Christ Church Gardens
LICHFIELD

Christ Church Gardens LICHFIELD WS13 8BB

for sale
£290,000



Property Description

****WOW****

****INCREDIBLY EXCITING AND
WONDERFULLY TRADITIONAL FAMILY
HOME****

****IN NEED OF MODERATE UPDATING****

****AMAZING PRIVATE REAR GARDEN AND
DRIVEWAY TO FORE****

Connells Estate Agents are just delighted to offer for sale this truly lovely and very spacious family home located in one of the most popular areas of Central Lichfield.

****CUL DE SAC****

Christ Church Gardens is an incredibly pleasant cul de sac being enviably positioned close to a huge amount of amenities and transport links. Nearby we have such delights as Beacon Park, Lichfield Cathedral and Lichfield City Train Station. Some fantastic local schools can be found nearby along with a host of terrific local shops, supermarkets, restaurants and transport links taking you into the local villages, Stafford, Tamworth and Birmingham City.

The property itself really deserves to be seen to be fully appreciated due to its amazing aspect and location. This home briefly comprises of hallway, lounge, kitchen diner, ground floor wc, three bedrooms, family bathroom, a private rear garden, outbuilding, driveway to the immediate front aspect

****LOTS OF POTENTIAL FOR EXTENSIONS
SUBJECT TO PLANNING PERMISSION OF
COURSE****

****TREMENDOUS OPPORTUNITY****

****SUPER FAMILY HOME LOCATED IN A
SUPERB AREA OF LICHFIELD****

****FREEHOLD****

****SURE TO BE VERY POPULAR CALL US
TODAY TO REGISTER YOUR INTEREST****

Entrance Hallway

Guest Wc

Living Room

16' 8" x 12' 4" (5.08m x 3.76m)

Kitchen Diner

13' 7" x 9' 7" (4.14m x 2.92m)

First Floor Landing

Bedroom One

12' 2" narrowing to x 10' 2" (3.71m
narrowing to x 3.10m)

Bedroom Two

11' 9" x 9' 6" (3.58m x 2.90m)

Bedroom Three

6' x 7' 10" (1.83m x 2.39m)

Family Bathroom

Pleasant Rear Garden

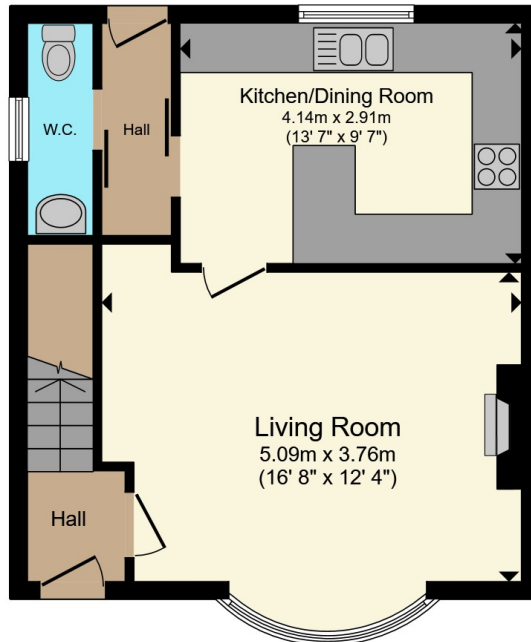
Driveway To Fore

Cul De Sac Locale

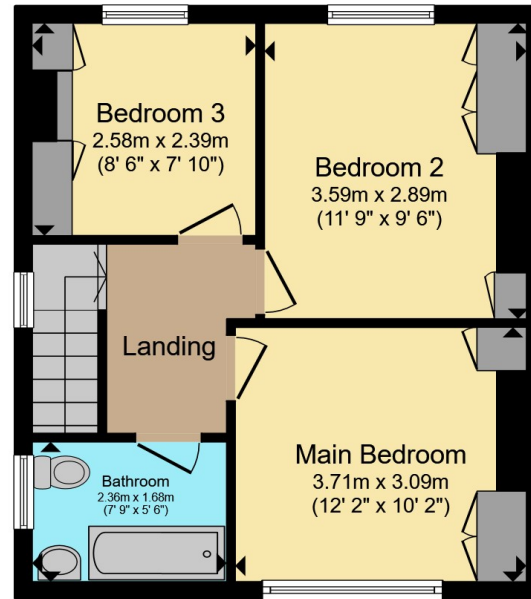








Ground Floor



First Floor

Total floor area 82.3 m² (886 sq.ft.) approx

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.propertybox.io



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/LFD311901



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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