







### Property Description

Connells Estate Agents are just thrilled to offer for sale this rather spacious and very charming family home located in an incredibly popular location in Central Lichfield.

The property itself benefits greatly from a plentiful driveway with dropped kerb, a private side and rear garden, a through lounge with ample dining area, breakfast kitchen, three bedrooms and a family bathroom. **\*\*VERY POPULAR LOCATION ON THE CORNER OF WESTON ROAD AND CURBOROUGH ROAD\*\***

Nearby we have a host of local amenities, including both our Cities Train Stations, giving easy travel links to Birmingham City Centre, Stafford and London. There are many very good schools to choose from close by, a myriad of local shops, supermarkets, restaurants and places of worship, Weston Road has everything you could need almost on the doorstep.

**\*\*THREE BEDROOMS, POTENTIAL TO EXTEND IF NEEDED (STPP)\*\*** **\*\*LARGE LOUNGE DINER\*\*** **\*\*DRIVEWAY AND A SUPER REAR GARDEN\*\*** **\*\*CALL CONNELLS LICHFIELD TODAY TO REGISTER YOUR INTEREST\*\***

**Entrance Hallway**

**Lounge Diner**

**Breakfast Kitchen**

**Lobby With Storage**

**Ground Floor Wc**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Ample Driveway**

**Side Garden**

**Rear Garden**

**Huge Potential**

**Fantastic Location**



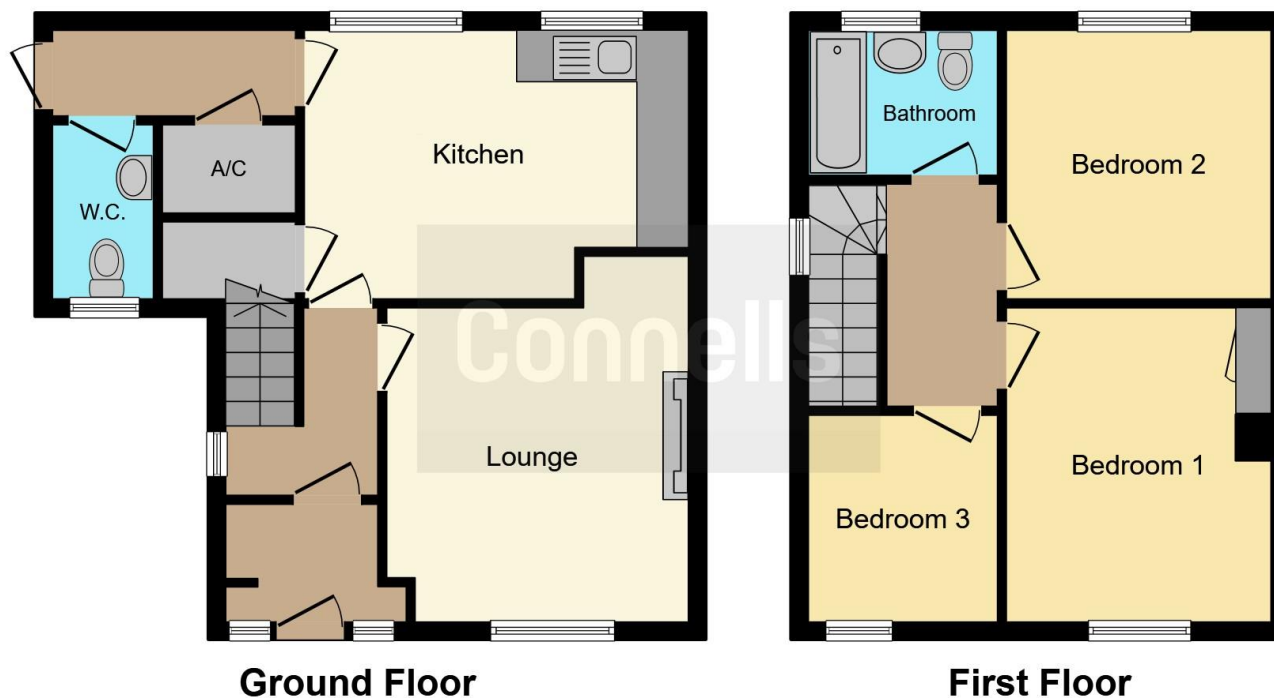












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD311030](http://connells.co.uk/Property/LFD311030)**



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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