



Connells

Agincourt Road
Lichfield

Agincourt Road
Lichfield WS14 0GH

for sale
£335,000



Property Description

****SOUTH FACING REAR GARDEN ****

****VIEWS OF LICHFIELD CATHEDRALS
THREE SPIRES****

Connells are absolutely delighted to offer for sale this beautiful family home located in one of the most popular little areas of Lichfield itself. Agincourt Road is on the edge of Darwin Park and can boast quick access into the City Centre but also boasts nearby parks, greens, restaurants and Supermarkets.

The property itself has had just one owner since new and has been well loved since being built in 2007. The property has been beautifully kept and offers spacious rooms and modern living. Internally we have the following: entrance hallway, guest wc, kitchen, diner/family room, a first floor living room that could easily double as the FOURTH BEDROOM if needed, three further bedrooms, the master enjoying an en-suite shower room and a family bathroom. The property is set over three floors and offers a pleasant rear garden, parking and garage. Nearby is a host of communal parking for the residents of this popular area.

Location-wise, the property sits within walking distance, or just a short drive, from Lichfield City centre which offers wonderful architecture and many amenities including shopping, bars, restaurants, a theatre, Beacon Park and major supermarkets. Lichfield is close to excellent road links and the two train stations offer direct access to London, Birmingham and to many other surrounding areas.

****SUPERB PROPERTY READY TO VIEW
NOW****

****SPACIOUS AND IMMACULATE**
THREE/FOUR BEDS**

Entrance Hallway

Ground Floor Wc

Kitchen Area

12' 10" x 8' 6" (3.91m x 2.59m)

Breakfast Family Room

15' 3" x 10' (4.65m x 3.05m)

First Floor Landing

Living Room

10' x 14' 11" (3.05m x 4.55m)

Bedroom

10' 8" x 8' 7" (3.25m x 2.62m)

Second Floor Landing

Bedroom

11' 11" x 7' 2" (3.63m x 2.18m)

Master Bedroom

12' 1" max x 11' max (3.68m max x 3.35m max)

En-Suite Shower Room

Family Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

Front And Rear Gardens

Parking Space & Garage

Lots Of Communal Parking

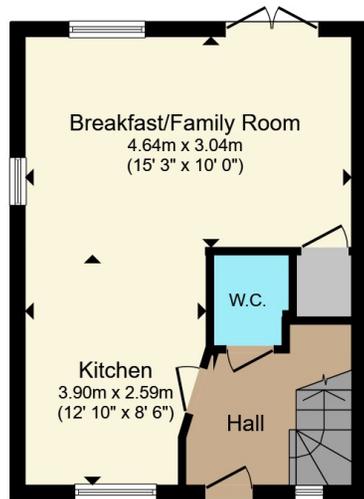
Beautiful Home

Close To City Centre





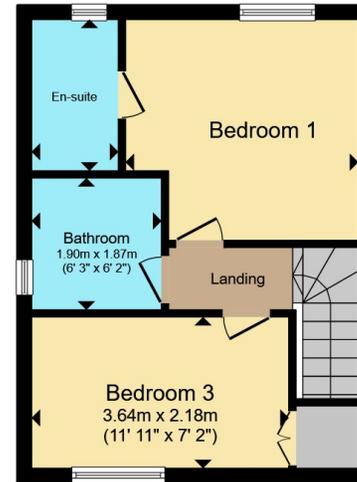




Ground Floor



First Floor



Second Floor

Total floor area 91.1 m² (980 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

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11 & 13 Bore Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311992



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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