



Connells

Leyfields  
Lichfield



### Property Description

**\*\* PERFECT FOR FIRST TIME BUYERS \*\***

Connell are just delighted to offer this home on Leyfields, a perfect opportunity for first time buyers and buy to let investors. Situated in the heart of Lichfield with many amenities just a short walk away. Offering close proximity to good local schools and brilliant transport links.

Briefly comprising of a spacious lounge/ diner to front, access to large kitchen area which can be used a study space. To the first floor landing we can offer three brilliant sized bedrooms and a family bathroom. Externally this home boasts a good sized block paved driveway to front, ideal for off road parking and a room to rear which is currently housing a hot tub.

**\*\*\* SEMI DETACHED FAMILY HOME \*\*\* \*\*  
THREE BEDROOMS \*\*\***

**\*\*\* SITUATED IN THE CATHEDRAL CITY  
OF LICHFIELD \*\*\***



**Spacious Lounge / Diner**

22' 6" x 12' 6" ( 6.86m x 3.81m )

**Kitchen / Study Area**

24' 6" x 6' 10" ( 7.47m x 2.08m )

**Conservatory**

11' 4" x 11' 2" ( 3.45m x 3.40m )

**First Floor Landing**

**Bedroom One**

11' 1" x 10' 8" ( 3.38m x 3.25m )

**Bedroom Two**

11' 2" x 9' 3" ( 3.40m x 2.82m )

**Bedroom Three**

10' 10" x 7' 3" ( 3.30m x 2.21m )

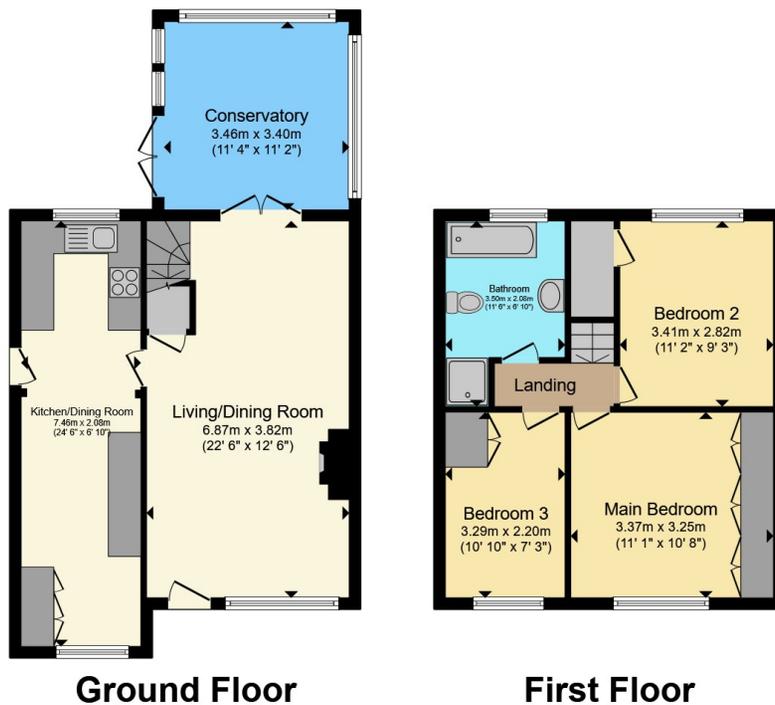
**Family Bathroom**

11' 6" x 6' 10" ( 3.51m x 2.08m )









Total floor area 97.7 m<sup>2</sup> (1,052 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](http://www.propertybox.io)



To view this property please contact Connells on

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11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD311910](http://connells.co.uk/Property/LFD311910)**



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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