



**Connells**

Purcell Avenue  
Lichfield

Purcell Avenue  
Lichfield WS13 7PG

for sale  
£210,000



## Property Description

**\*\*NO ONWARD CHAIN\*\***

**\*\*SPACIOUS THREE BEDROOM FAMILY HOME WITH GREAT POTENTIAL\*\***

Connells Estate Agents are delighted to offer for sale this wonderfully positioned three bedroom home boasting a surprising amount of space with well laid out accommodation, situated on a very popular street in Lichfield. Ideal for first time buyers or young families, investors or home movers, this property consists of three good size bedrooms, a shower room, spacious lounge diner, kitchen and a beautifully maintained private rear garden and green garden to fore.

Located just a mile from Lichfield's city centre via a scenic walk past Stowe Pool, the property benefits from having a wide range of amenities easily accessible, including major supermarkets, gyms, Beacon park and Lichfield Trent Valley railway station, with direct links to Birmingham and London. Incredible presentation, superb quality of finish and plenty of space across both floors; this property simply must be viewed in order to appreciate the value for money offered here.

**\*\*SUPERB LICHFIELD CITY LOCATION\*\***

**\*\*CALL CONNELLS TODAY TO BOOK YOUR VIEWING\*\*** **\*\*WE ALSO OFFER FREE MORTGAGE ADVICE AND FREE HOME VALUATIONS\*\***



**Entrance Hallway**

**Lounge Diner**

20' 8" x 10' 10" ( 6.30m x 3.30m )

**Kitchen**

10' 11" x 8' 8" ( 3.33m x 2.64m )

**First Floor Landing**

**Bedroom One**

11' 10" x 10' 8" ( 3.61m x 3.25m )

**Bedroom Two**

9' 1" x 8' 2" ( 2.77m x 2.49m )

**Bedroom Three**

11' 8" x 8' 7" ( 3.56m x 2.62m )

**Shower Room**

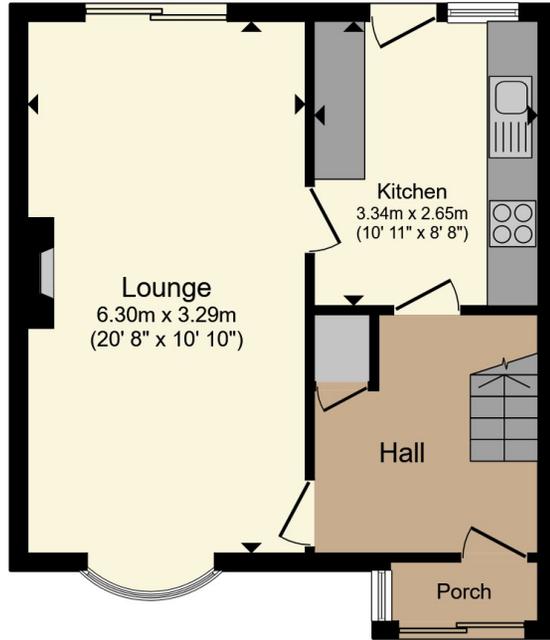
**Lovely Rear Garden**

**Popular Location**

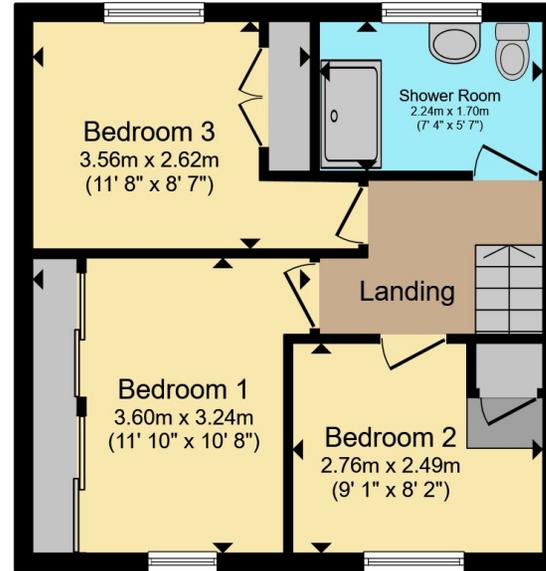








**Ground Floor**



**First Floor**

Total floor area 78.0 m<sup>2</sup> (840 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

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

11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD312014](http://connells.co.uk/Property/LFD312014)**



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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