



**Connells**

Mansell Avenue  
Fradley Lichfield



### Property Description

A beautifully presented modern semi-detached home, finished to a high standard throughout and located within a sought-after development. The property offers a stylish and spacious living area, enhanced by elegant French doors that open onto a private rear garden-perfect for entertaining and outdoor dining.

Upstairs features two well-proportioned double bedrooms and a contemporary family bathroom, while the ground floor benefits from a sleek guest W/C for added convenience.

Externally, the property provides off-road parking for two vehicles and is offered as freehold. Ideally positioned with excellent transport links, this home combines modern comfort with everyday practicality and being offered with 8 years remaining on the NHBC.



**Reception Hall**

**Guest W/C**

**Kitchen**

**Lounge**

13' 3" x 12' 11" ( 4.04m x 3.94m )

**First Floor Landing**

**Bedroom One**

12' 11" x 8' 9" ( 3.94m x 2.67m )

**Bedroom Two**

12' 11" x 7' 10" ( 3.94m x 2.39m )

**Family Bathroom**

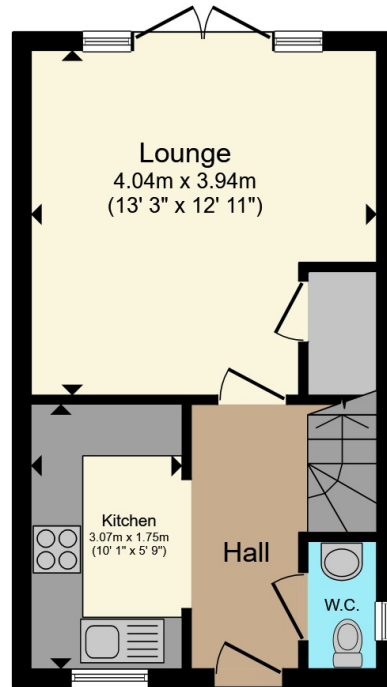
**Rear Garden**

**Parking For Two Cars**

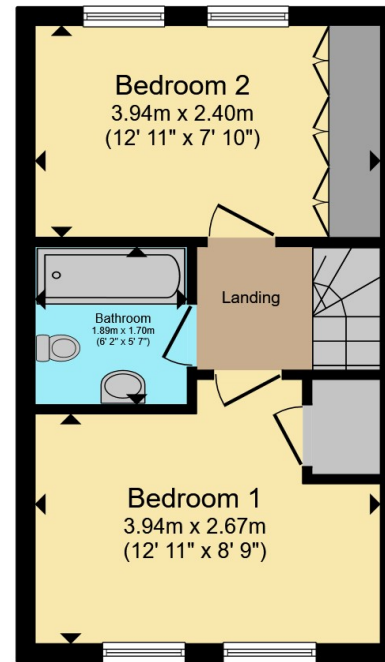








**Ground Floor**



**First Floor**

Total floor area 57.4 m<sup>2</sup> (617 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  
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EPC Rating: Council Tax  
 Awaited Band: C

**view this property online [connells.co.uk/Property/LFD312167](http://connells.co.uk/Property/LFD312167)**

Tenure: Freehold



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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