



Connells

Agincourt Road
LICHFIELD



Property Description

****NO ONWARD CHAIN****

Agincourt Road, a charming and well-presented family home situated in a sought-after location, offering spacious accommodation and excellent local amenities.

This property is situated in a peaceful and sought-after area of Lichfield, close to a range of excellent local schools including Beacon Primary School and The Friary School. The location benefits from easy access to Lichfield city centre, offering a variety of shops, cafes, and restaurants. For outdoor leisure, Beacon Park is just a short walk away, perfect for family outings and walks. Commuters will appreciate nearby transport links, with convenient access to Lichfield City and Trent Valley train stations, providing direct routes to Birmingham and London. This location perfectly blends suburban tranquillity with everyday convenience.

The accommodation is arranged over two floors, commencing with a welcoming entrance hall, a spacious lounge, kitchen and a guest WC on the ground floor. The first floor comprises two bedrooms and a bathroom. The property also boasts a new central heating Boiler.

An excellent home offering more than pleasant accommodation in a very convenient location. To fully appreciate all this property has to offer, please contact Connells Lichfield City to arrange a viewing.

****PERFECT OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE****

****SURE TO BE VERY POPULAR DUE TO PRICE TAG AND LOCATION, OPEN EVENT HAPPENING IN FEBRUARY, CALL US TODAY FOR MORE INFORMATION****

Entrance Hallway

Living Room

13' x 11' 4" (3.96m x 3.45m)

Kitchen

11' 3" x 6' 4" (3.43m x 1.93m)

Ground Floor Wc

First Floor Landing

Bedroom One

13' x 7' 9" (3.96m x 2.36m)

Bedroom Two

12' 10" max x 7' 6" max (3.91m max x 2.29m max)

Family Bathroom

Pleasant Rear Garden

Garage

Off Road Parking X 2







To view this property please contact Connells on

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11 & 13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312009



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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