



Colling Drive, Lichfield, WS13 8FJ

Offers In Region Of £600,000

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NO UPWARD CHAIN - Positioned within a desirable residential location in Lichfield, 17 Colling Drive is an impressive five-bedroom detached family home offering spacious and versatile accommodation and beautifully presented throughout.

This property is situated in a sought-after area of Lichfield, offering excellent access to local amenities including shops, cafes, and supermarkets. The property is well-placed for a number of highly regarded schools. Recreational facilities are also nearby, with parks, green spaces, and leisure centres within easy reach. Lichfield city centre, with its historic Cathedral, boutique shopping, and a variety of restaurants, is just a short drive away, while transport links are convenient for commuting via road or rail.

The accommodation is arranged over three floors and offers a welcoming entrance hall, a spacious living room, an open-plan kitchen/dining area, and a guest WC. The first-floor landing leads to the master bedroom with a dressing area and en-suite shower room, alongside two further bedrooms and a contemporary family bathroom. On the second floor, there is a generous double bedroom, a versatile room ideal as a bedroom or additional living space, and a stylish family shower room, providing flexible accommodation to suit modern family living.

Early viewing is highly recommended to fully appreciate this exceptional family home; contact us today to arrange your appointment.

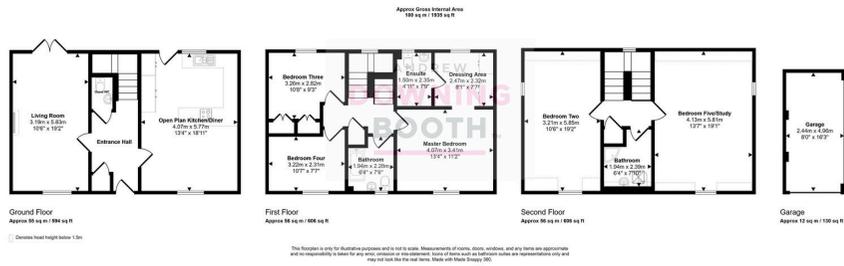
Entrance Hall

A front facing composite door with glass panel in set opens to a spacious entrance hall fitted with an anthracite vertical radiator, a useful storage cupboard, wood flooring and access into the guest WC and stairs leading to the first floor accommodation.

Living Room

The kitchen area is fitted with matching base and wall units, incorporating a one-and-a-half bowl sink with a chrome mixer tap set into the work surface. Integrated appliances include a Bosch four-





- Five Bedroom Detached Family Home
- Large Driveway & Single Garage
- Beautifully Presented Throughout
- EPC Rating: C
- No Upward Chain
- Private Rear Garden
- Guest WC, Ensuite & Two Family Bathrooms
- Council Tax Band: F

