





Property Description

PHENOMENAL OPPORTUNITY TO PURCHASE A LARGE DETACHED HOME IN NEED OF FULL RENOVATION.

Situated on the outskirts of Lichfield City, this substantial detached family home presents an exciting opportunity for cash buyers, investors, or those seeking a rewarding renovation project. Offered for sale as seen and requiring complete modernisation throughout, the property provides the perfect blank canvas to create a wonderful family home tailored to your own taste and specification.

****PLEASE READ AGENTS NOTE AT THE BOTTOM OF THE LISTING****

The accommodation comprises a generously proportioned lounge, fitted kitchen, utility room, and a ground floor bathroom. To the first floor are three well-sized bedrooms, offering excellent family accommodation.

Externally, the property benefits from space to create off-road parking, subject to the necessary works, together with a large rear garden that provides ample outdoor space for families and keen gardeners alike.

With its generous plot and existing footprint, the property also offers excellent potential for extension and further development, subject to the necessary planning permissions and building regulations.

This is a rare opportunity to acquire a detached home in a desirable location with enormous potential.

Early viewing is highly recommended to fully appreciate the scope and possibilities on offer.

Lounge-Diner

27' 3" x 12' 3" (8.31m x 3.73m)

Kitchen-Diner

9' 9" x 13' 4" (2.97m x 4.06m)

Utility Room

7' 4" x 9' 6" (2.24m x 2.90m)

Ground Floor Bathroom

First Floor

Bedroom One

11' 10" x 12' 2" (3.61m x 3.71m)

Bedroom Two

11' 5" x 12' 2" (3.48m x 3.71m)

Bedroom Three

9' 11" x 9' 9" (3.02m x 2.97m)

Driveway

Good Size Rear Garden

Agents Note

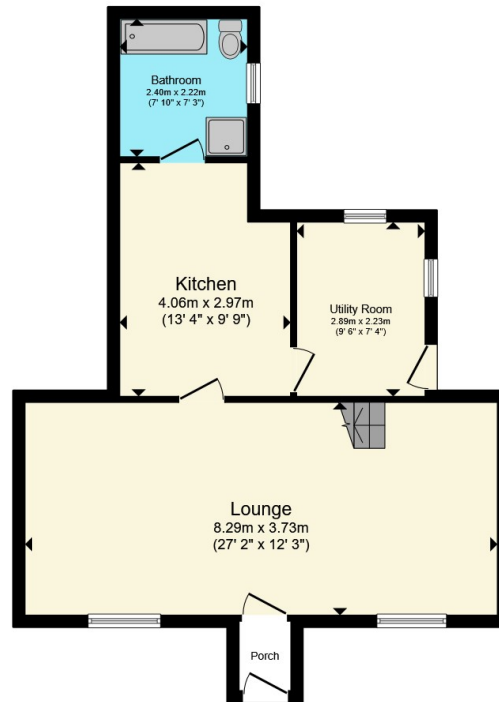
Please be advised that there is currently no staircase providing access to the first floor. As a result, the property is considered unsuitable for mortgage lending and is therefore available to cash purchasers only.

Prospective purchasers wishing to inspect the first-floor accommodation may do so using the ladders provided. However, this is undertaken entirely at their own risk. Neither the vendor nor the selling agent Connells, accepts any liability for any injury, loss, or damage arising from the use of the ladders or access to the first floor. Viewers should only proceed if they are physically able and confident to do so.

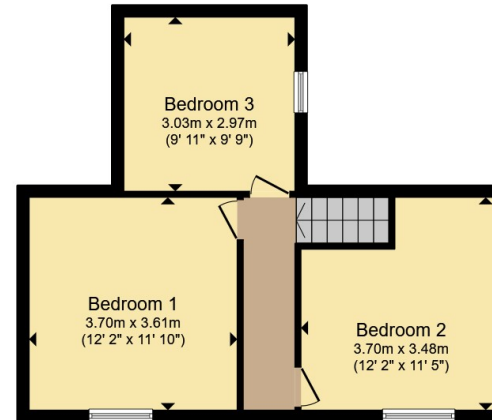








Ground Floor



First Floor

Total floor area 94.4 m² (1,016 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

Connells

To view this property please contact Connells on

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EPC Rating: G Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312270



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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Property Ref: LFD312270 - 0004