



Connells

Walsall Road
Lichfield

Walsall Road
Lichfield WS13 8AH

for sale offers in the region of
£500,000



Property Description

Connells are proud to offer an incredible opportunity to own a period cottage in the heart of Lichfield City within easy location to Leomansley woods, Beacon park and the City centre itself. This quirky property offers a wealth of living space both inside and out and is being offered with no onward chain. Upon entrance you will be greeted with a good sized lounge with access to the second and third reception rooms to the right and following through to the utility room and guest w/c to the rear. The utility room has direct access to the garden and also the first cellar space. Back to reception room one you will continue into the breakfast kitchen space again with access into the rear garden and a door leading down to the double cellar and a door to the first floor.

To the first floor you will find five bedrooms ! with two bedrooms having a door and staircase leading to the attic rooms, a family bathroom which also has a door and staircase to its own attic space. The rear garden is a real gem and has so much potential with plenty of space to extend, subject to planning, and side access to the front of the property.

This much loved family home is currently vacant and is being offered with no onward chain.

Viewing is highly recommended to appreciate this character property and all it offers.



Lounge

11' 1" MAX x 11' 4" (3.38m MAX x 3.45m)

Dining Room

13' 1" x 11' 1" (3.99m x 3.38m)

Reception Room Three

12' 4" x 11' 9" (3.76m x 3.58m)

Utility

8' 1" x 7' 1" (2.46m x 2.16m)

Guest W/C**Cellar One Off Utility****Breakfast Kitchen**

21' 1" x 7' 7" (6.43m x 2.31m)

Cellar Two Off Kitchen**First Floor Landing****Bedroom One**

12' 4" x 11' 8" (3.76m x 3.56m)

Bedroom Two

8' 11" x 7' 1" (2.72m x 2.16m)

Attic Space Off Bedroom Two

12' 2" MAX x 11' 1" MAX (3.71m MAX x 3.38m MAX)

Bedroom Three

12' 7" x 11' 11" (3.84m x 3.63m)

Bedroom Four

11' 9" x 11' 5" (3.58m x 3.48m)

Attic Space Off Bedroom Four

13' 1" MAX x 10' 7" MAX (3.99m MAX x 3.23m MAX)

Bedroom Five

8' 8" x 8' (2.64m x 2.44m)

Family Bathroom**Attic Space Off Bathroom**

11' 7" MAX x 11' MAX (3.53m MAX x 3.35m MAX)

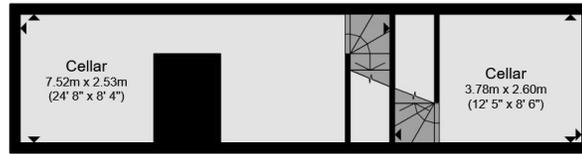
Parking To The Fore**Rear Garden****Agents Note**

The current owner has advised that while the property does not have a conventional driveway, there is a dropped kerb to fore and they have made use of the frontage for parking over a number of years. Prospective buyers should satisfy themselves as to the parking arrangements and any associated consents and permissions.

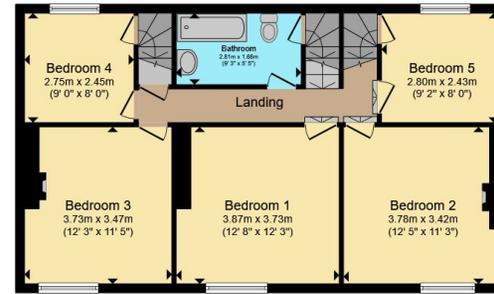




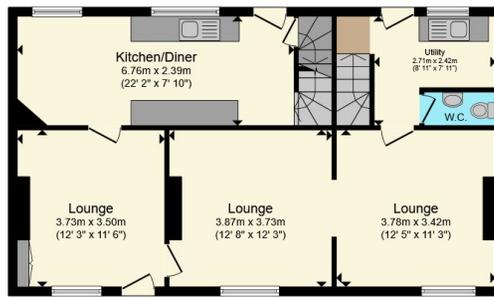




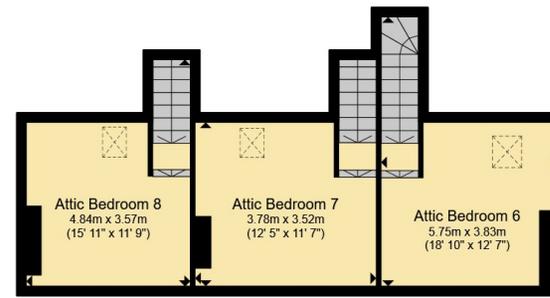
Cellar



First Floor



Ground Floor



Second Floor

Total floor area 219.3 m² (2,360 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



To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: D Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311914



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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