



**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

10' 1" x 5' 9" ( 3.07m x 1.75m )

## 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

6' 2" x 5' 7" ( 1.88m x 1.70m )

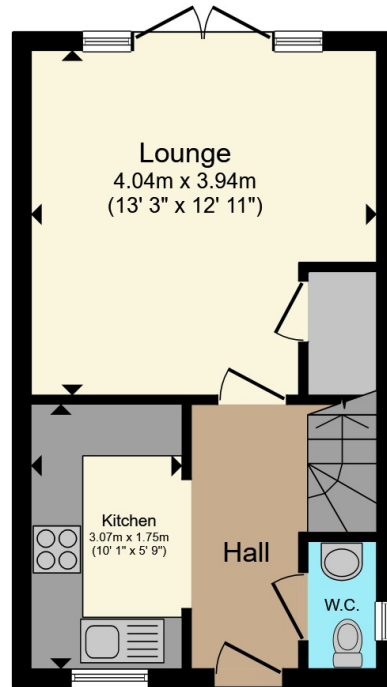
## Rear Garden

## Parking For Two Cars

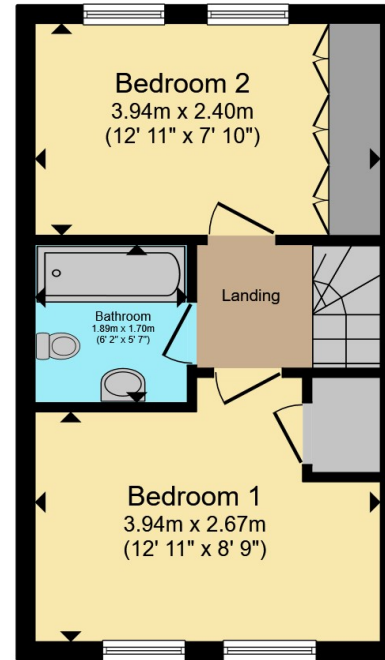








**Ground Floor**



**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)



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**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11-13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

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