



Connells

Colling Drive
Lichfield



Property Description

This well-presented detached three-bedroom home is ideally situated in a highly sought-after area of Lichfield, offering a perfect blend of comfort, space, and convenience.

The property boasts two generously sized reception rooms, providing flexible living and entertaining space, alongside a well-appointed kitchen designed to meet modern family needs. A convenient guest WC completes the ground floor layout.

Upstairs, the home features three good-sized bedrooms, offering ample accommodation for families looking to upsize, professionals, or those looking to downsize without compromising on space.

Externally, the property benefits from a private garden-ideal for relaxing or entertaining-along with off-road parking and a garage, ensuring practicality as well as appeal.

Offered with no onward chain, this home presents an excellent opportunity for a smooth and straightforward purchase. Early viewing is highly recommended to fully appreciate all that this desirable property has to offer.



Dining Room

10' 4" x 9' (3.15m x 2.74m)

Kitchen

10' 4" x 9' (3.15m x 2.74m)

Living Room

18' 8" x 11' 9" (5.69m x 3.58m)

En-Suite

6' 6" x 5' 3" (1.98m x 1.60m)

Main Bedroom

11' 11" x 9' (3.63m x 2.74m)

Bedroom 3

9' 2" x 8' 8" (2.79m x 2.64m)

Bedroom 2

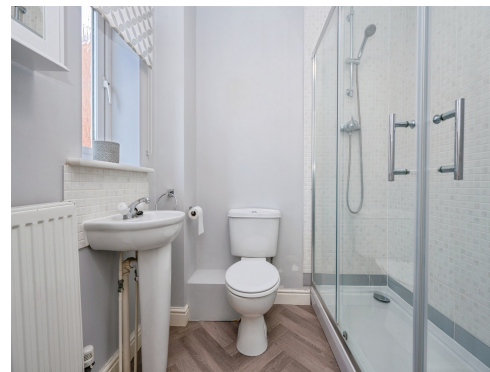
12' 10" x 10' (3.91m x 3.05m)

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

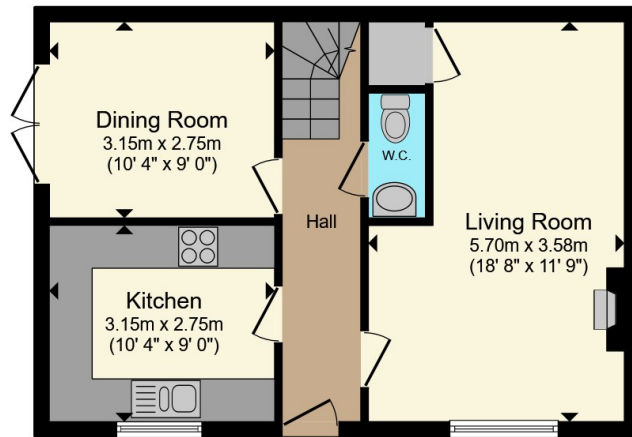
WC

Dressing Room

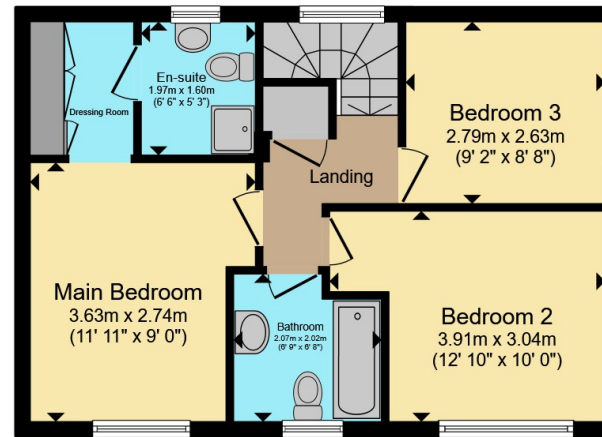








Ground Floor



First Floor

Total floor area 89.9 m² (968 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

T 01543 262 376
E lichfield@connells.co.uk

11-13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312174



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD312174 - 0003