



Connells

Burton Old Road West
Lichfield

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Lichfield WS13 6EW

for sale offers in the region of
£450,000



Property Description

****DETACHED BUNGALOW CLOSE TO
LICHFIELD CITY CENTRE****

****VERSATILE CUL DE SAC LIVING****

****SURE TO BE VERY POPULAR, CALL
CONNELLS TODAY TO REGISTER YOUR
INTEREST****

Enjoying a very convenient location less than a mile from Lichfield city centre amenities, this detached bungalow offers ample accommodation with front and rear gardens. Perfectly positioned to take full advantage of Lichfield's excellent facilities, and within very close proximity of both Lichfield City and Trent Valley railway stations. Opportunities to purchase bungalows within the Lichfield are comparatively scarce, and to find such a well-positioned example means that an early viewing would be strongly recommended. The property itself comprises of an entrance hallway, kitchen/diner, lounge, two bedrooms and a shower room. the rear garden is private and enclosed and to the fore there is parking via a shared driveway and a detached garage.

****A GENUINE MUST VISIT TO APPRECIATE
THE PROPERTY AND ITS SUPERB
LOCATION****



Entrance Hall

Lounge

13' 11" x 9' 11" (4.24m x 3.02m)

Kitchen/Diner

16' 9" MAX x 11' 4" MAX (5.11m MAX x 3.45m MAX)

Bedroom One

13' 4" x 10' 1" (4.06m x 3.07m)

Bedroom Two

10' x 7' 10" (3.05m x 2.39m)

Shower Room

Front And Rear Garden

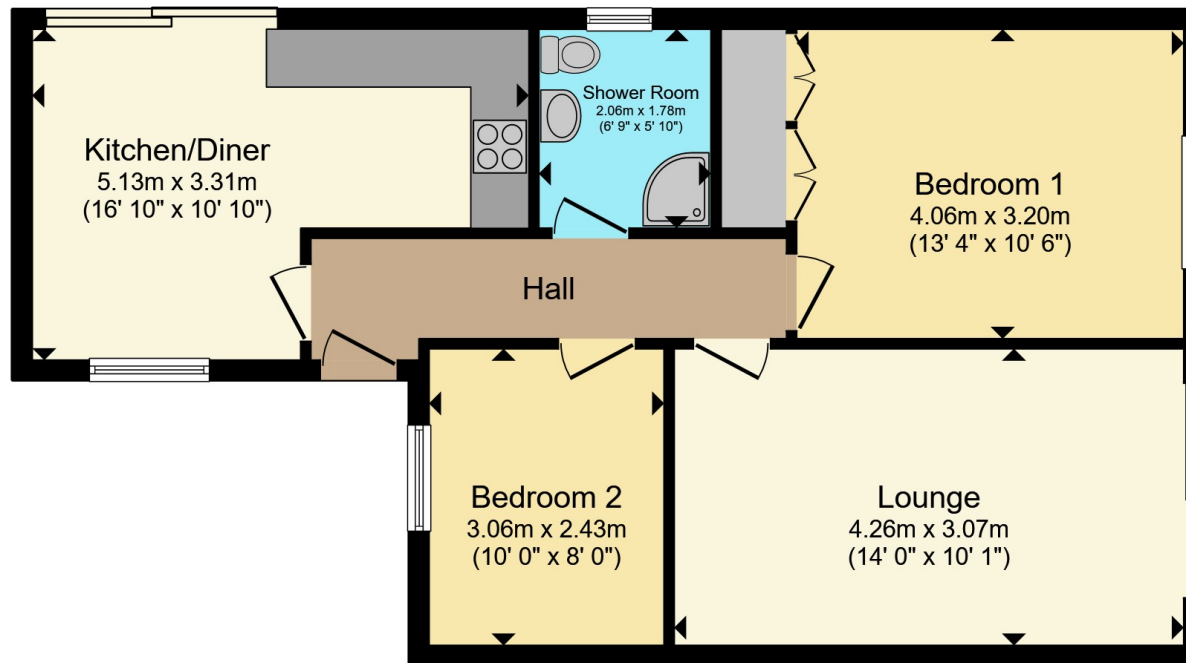
Detached Garage

Driveway









Total floor area 63.7 m² (686 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:
Awaited

Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311924



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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