

Connells

Smithfield Rise
Lichfield

Smithfield Rise
Lichfield WS13 6SG

for sale
£235,000







Property Description

Superb Two-Bedroom End-Terraced Home - Central Lichfield

Ideally situated in a popular and convenient area of central Lichfield, this attractive two-bedroom end-terraced home offers generous accommodation, excellent outdoor space and exciting potential for further enlargement (subject to the necessary planning permissions).

The property would make an ideal purchase for first-time buyers, downsizers or investors alike, benefiting from its end-of-terrace position, generous rear garden and additional side garden, offering considerable scope for extension and improvement, subject to planning permission of course.

The accommodation briefly comprises an entrance porch, spacious lounge with access onto the rear garden and a refitted dining kitchen. To the first floor are two well-proportioned double bedrooms, together with a family bathroom.

Externally, the property enjoys gardens to the front and rear, with the additional benefit of a further side garden providing excellent potential to extend, subject to planning permission. There is also the considerable advantage of plentiful communal parking to the rear of the property.

The location is particularly appealing, being within easy reach of the beautiful Stowe Pool, Lichfield City Centre, local shops, amenities and transport links.

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Entrance Porchway

Kitchen
14' 6" x 9' (4.42m x 2.74m)

Lounge - Diner
14' 6" x 15' 4" (4.42m x 4.67m)

First Floor Landing

Bedroom One
14' 6" x 8' 9" (4.42m x 2.67m)

Bedroom Two
11' 5" x 8' 6" (3.48m x 2.59m)

Family Bathroom

Front Garden

Rear Garden

Side Plot

Plenty Of Communal Parking

Agent's Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks







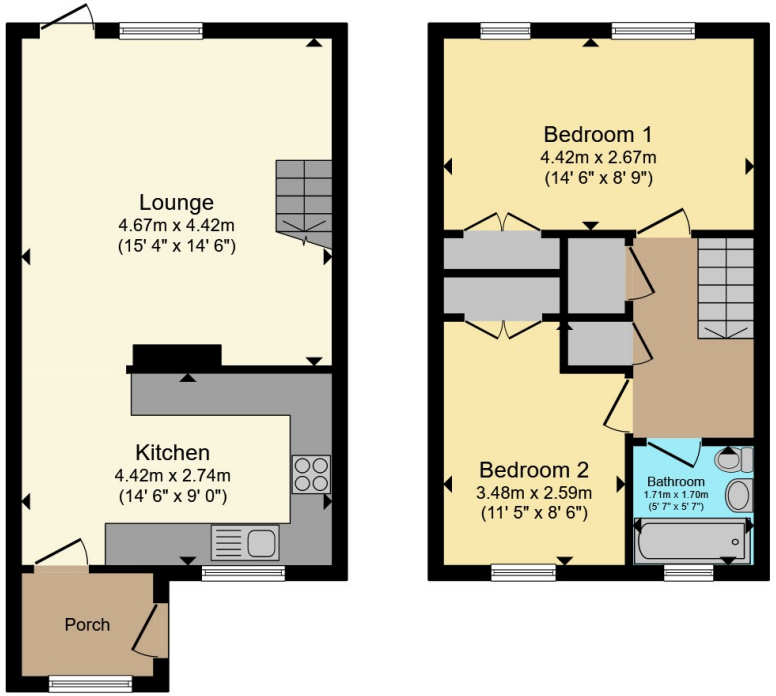









SMITHFIELD RISE
25
19



Ground Floor **First Floor**

Total floor area 69.4 m² (747 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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11-13 Bore Street
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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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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