

Burton Old Road East

Staffordshire, , WS14 9HU

John 
German





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Offers Over £300,000

An attractive end of terraced family home situated on the outskirts of the ever popular Boley Park within the Cathedral City of Lichfield.



John German are delighted to offer to the market this attractive three bedroom end of terraced family home located on Burton Old Road East situated on the outskirts of the ever popular Boley Park. Boley Park is a popular location for all ages within close proximity to a range of shops, a local pub and a recently refurbished Co-op supermarket. Nearby road links include the A38, A5 and M6 toll road and Lichfield is home to two trains stations - City and Trent Valley.

Internally the property comprises of newly fitted composite entrance side door opening into the welcoming entrance hallway with carpeted stairs to first floor landing, herringbone effect flooring and doors off into the guest WC, living room and kitchen/diner.

The warm and welcoming living room has a UPVC double glazed window to the front aspect, both wall and ceiling light points, carpeted flooring and a fireplace with gas fire.

A separate guest cloakroom has a low level WC and wash hand basin.

Completing the ground floor is the open plan kitchen/diner with a beautiful herringbone design floor, a generous range of matching wall and base units, store cupboard, inset oven, gas hob with extractor above, a stainless steel sink with drainer along with space for a washing machine and freestanding fridge/freezer. There are both wall and ceiling light points and two windows and a door give access out to the rear garden.

Upstairs there are three bedrooms, two doubles both with fitted wardrobes and one smaller single ideal as a nursery, single bedroom or even home office that is currently being utilised as a dressing room.

The modern family shower room has a double walk in shower unit with mains shower, low level WC, wash hand basin and an obscured UPVC double glazed window to the side aspect.

Outside to the front of the property is a low maintenance stoned garden with an adjacent block paved driveway providing off road parking for two/three vehicles along with access into the garage with up and over door, power, lighting and a pitched roof space, ideal for additional storage.

To the rear of the property is the delightful private fully enclosed garden with a patio seating area and a variety of plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

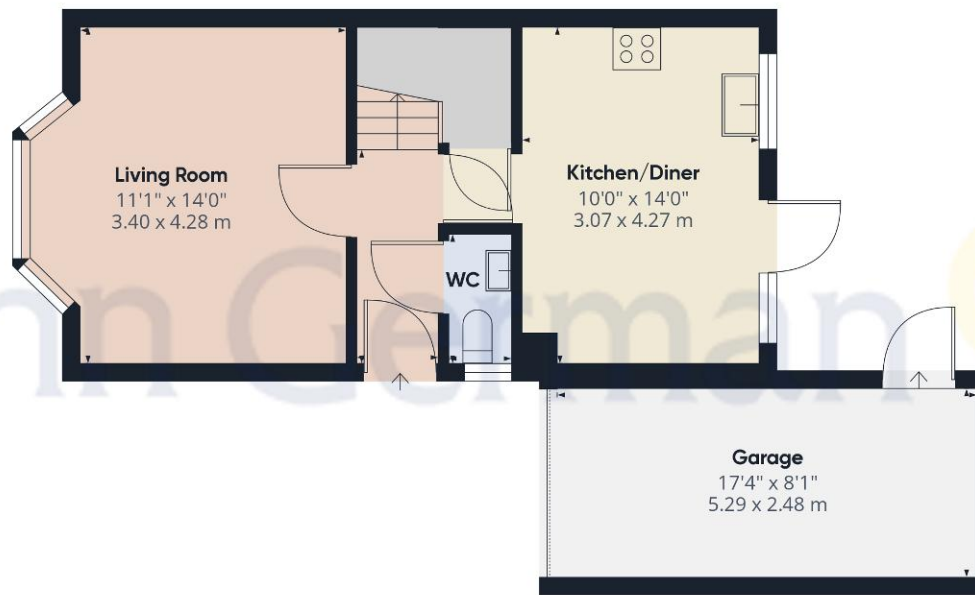
Property construction:	Parking: Drive
Electricity supply: Mains	Water supply: Mains
Sewerage: Mains	Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Lichfield District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/14052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further







Ground Floor

Approximate total area⁽¹⁾

896.13 ft²

83.25 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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