

Spearhill

Boley Park, Lichfield, WS14 9UD



Located off a private drive in a highly desirable location is this three bedroom detached family home with two reception rooms, a refitted shower room and an attractive rear garden.

Offers Over £425,000



John German

This well presented three bedroom detached family home is located on Spearhill in the highly desirable Boley Park area of Lichfield, offering a range of shops, a local pub and a recently refurbished Co-op supermarket. The city centre itself hosts a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters, nearby road links include the A5, A38 and M6 toll road and Lichfield is home to two train stations including Lichfield City and Trent Valley Station, from which there are services to Bromsgrove, Birmingham, London Euston along with many more destinations. For local schooling, this property falls into the catchment area for Scotch Orchard Primary School and for secondary school its The Nether Stowe School.

Accommodation; A uPVC entrance door opening into the welcoming hallway with stairs rising to the first floor landing. Doors lead to the living room, kitchen and guest's WC which has half tiled walls, low level WC, sink and timber framed window to side.

The living room has decorative beams to the ceiling, electric fire, carpeted flooring and a timber framed window to the front. Leading off is the dining room that has uPVC double glazed French doors to the rear garden and decorative ceiling beams. Lying adjacent is the accessed via an archway is the kitchen having a range of matching white wall and base units with contrasting work surfaces over, tiled splashbacks, an inset sink set below a timber framed rear facing window, Neff double oven and gas hob with extractor above along with a useful understairs storage cupboard and a door into the garage.

Upstairs you are greeted with three generously sized double bedrooms and a modern re-fitted shower room comprising of herringbone style flooring, large double walk in shower with rainfall attachment, low level WC, wash hand basin, chrome style heated towel rail and an obscured timber framed window to the rear aspect.

Outside the property sits proudly down a small private drive of just three properties. A block paved driveway provides off-road parking and access into the garage with an up and over door, power and lighting. There is a useful door into the kitchen and at the rear, a window and door overlook and give access to the garden.

To the rear of the property is a mature fully enclosed garden with a large paved patio seating area with lawn beyond, shed and a variety of plants and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type:
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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/27052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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