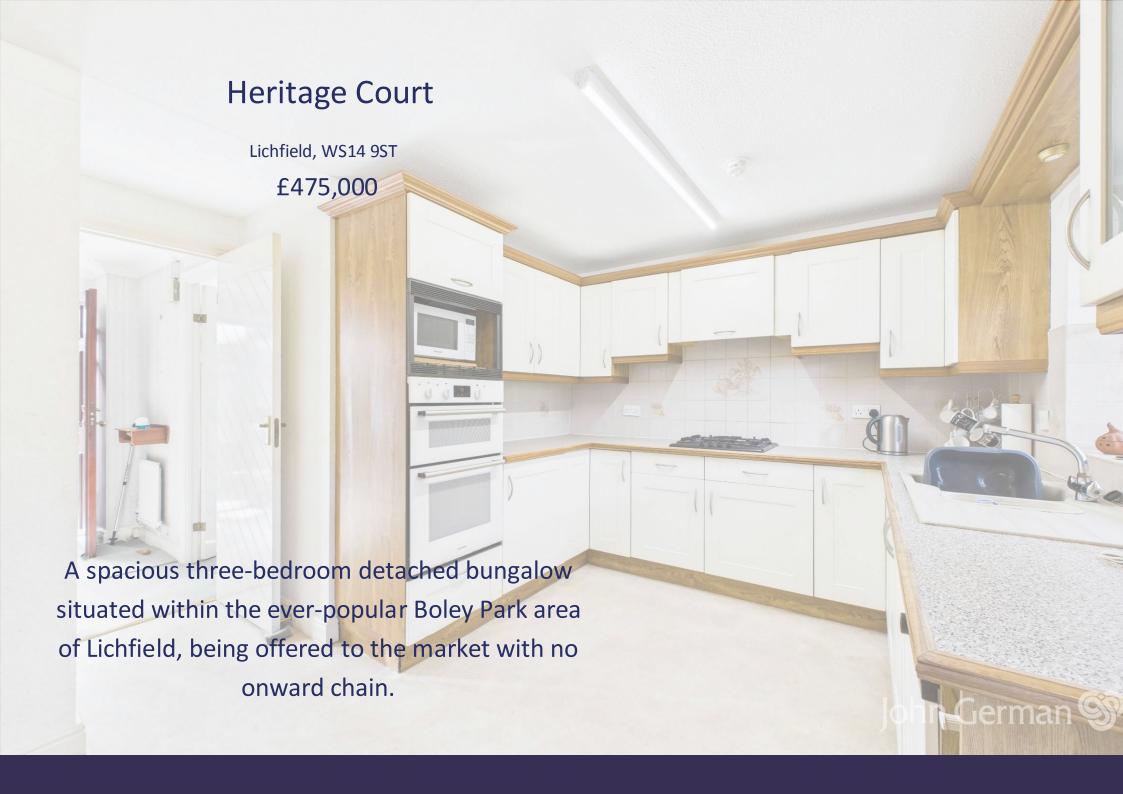
Heritage Court

Lichfield, WS14 9ST









This spacious three-bedroom detached bungalow is nestled in a quiet and private position on Heritage Court within Boley Park. Boley Park is one of Lichfield's most sought after locations, benefitting from a newly refurbished Co-operative supermarket, pub, and a range of shops, as well as lying within the catchment area of St. Michael's CofE(C) Primary School and the highly regarded King Edward VI School. For commuters, Trent Valley Station is just under a mile away and offers services to Birmingham, London Euston and many more. The A38 provides excellent access to Burton, Derby and the national motorway network. Lichfield is a beautiful cathedral city with plenty of picturesque beauty spots to explore, including Beacon Park and Stowe Pool, and is home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants.

Situated just off Rykneld Street, only about 1½ miles from Lichfield's city centre, this detached bungalow offers three bedroomed accommodation, with gas fired central heating and enhanced by uPVC double glazing.

The property comprises fully enclosed uPVC porch with a tiled flooring and front door leading to the entrance hall, which has a cloaks cupboard with sliding doors, carpeted flooring, airing cupboard, loft access and doors leading off to the accommodation.

The attractive living room has two uPVC double glazed windows to the front aspect, a feature fireplace, carpeted flooring and ceiling light point. An archway leads to the dining room which has a sliding patio door to the conservatory, having a tiled floor and windows and two doors to the rear garden.

The breakfast kitchen has a range of matching wall and base units with fitted worksurfaces, tiled splashbacks, an inset sink with drainer and mixer tap over, integral gas hob, oven and dishwasher.

There are three well-proportioned bedrooms; the two doubles each have built-in wardrobes and there is an en suite shower room to the master bedroom. The main bathroom includes a bath with shower over.

Outside, to the front is a shared tarmac drive with parking spaces, and a double garage with twin electronically operated roller up and over doors, lighting and power. There are extensive lawned gardens to the rear and side aspects, with and a variety of plants, trees 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: Standard
Parking: Drive & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: 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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.lichfielddc.gov.uk
Our Ref: JGA/03072025

















Approximate total area⁽¹⁾

1464 ft² 135.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

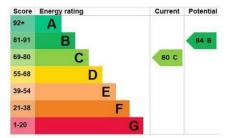
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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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 clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



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