

Heritage Court

Lichfield, WS14 9ST

John German





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£475,000

A spacious three-bedroom detached bungalow situated within the ever-popular Boley Park area of Lichfield, being offered to the market with no onward chain.

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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 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 and 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.

GIRAFFE360



Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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