Romilly Close

Boley Park, Lichfield, WS14 9XR

£425,000

A spacious detached family home nestled down a
small private drive located within the ever popular
Boley park area of Lichfield.

Romilly Close is a small, quiet cul-de-sac of just three homes nestled within the ever-popular Boley Park area of Lichfield, a highly desirable location within Lichfield offering a range of shops, a local pub and a recently refurbished Co-op supermarket. The property is in the catchment area for St. Chad's CofE Primary School and for secondary education, Nether Stowe School. The nearby road links include the A38, A5 and M6 Toll road. Lichfield has two rail stations - Lichfield City station and Lichfield Trent Valley offering services to London Euston, Birmingham and many more. Lichfield's city centre offers a range of amenities including boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants.

Internally the home comprises of a uPVC entrance door opening into the porch with carpeted flooring and a door to the welcoming hallway, which has carpeted flooring, stairs rising to the first floor landing, window to the side aspect and doors off into the utility, guest cloakroom, living room and kitchen. The utility room has space and plumbing for a washing machine and tumble dryer, wall mounted boiler, a range of fitted base units and a useful door into the integral garage. The kitchen is fitted with a range of matching wall and base units with laminate work surfaces over and a range of integrated kitchen appliances. There is a window to the front aspect and a uPVC door to the side aspect. There is an impressive, large, open plan lounge/dining room with carpeted flooring, two ceiling light points, uPVC double glazed window to the rear aspect and glazed sliding doors leading into the conservatory.

Upstairs, there are three well-proportioned double bedrooms, all of which benefit from fitted wardrobes, and the master also benefiting from its own en-suite shower room. The other two bedrooms are serviced by the family bathroom.

Outside, to the front of the property is a block-paved driveway providing off-road parking for three to four vehicles and giving access into the garage with an up and over door. To the rear of the home is an enclosed garden laid mainly to lawn but also has a patio seating area.

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 & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
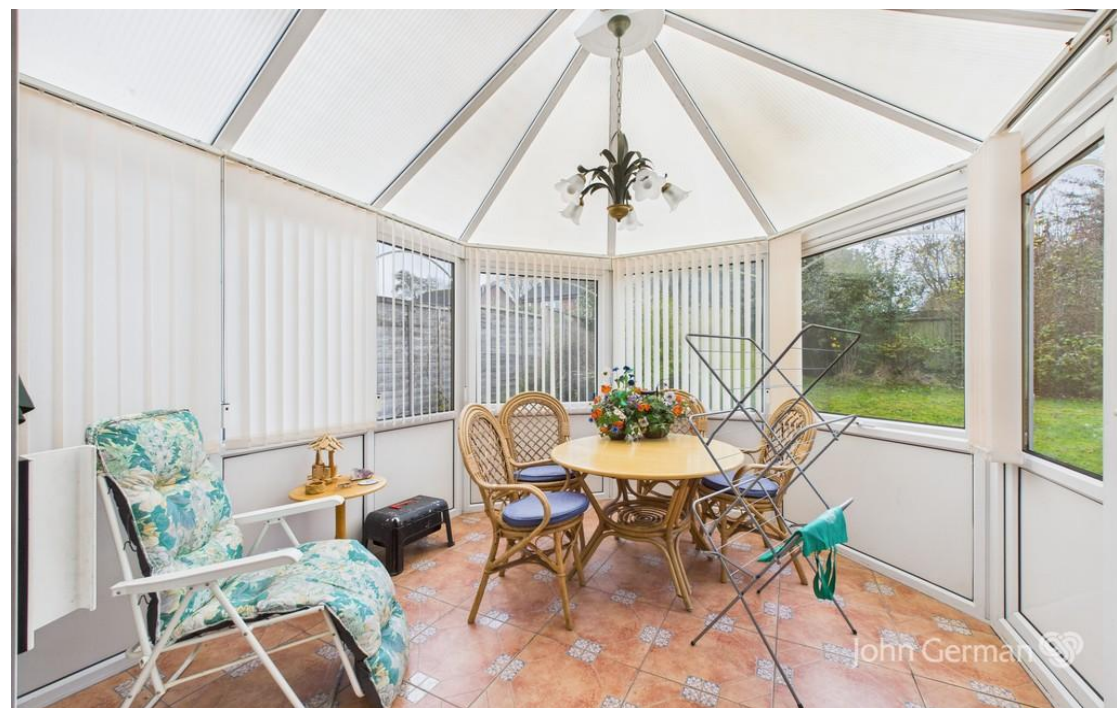**Broadband type:** See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
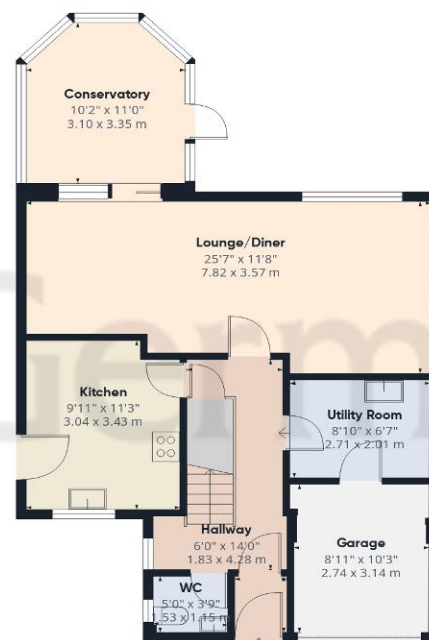**Local Authority/Tax Band:** Lichfield District Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/03122025
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / 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.
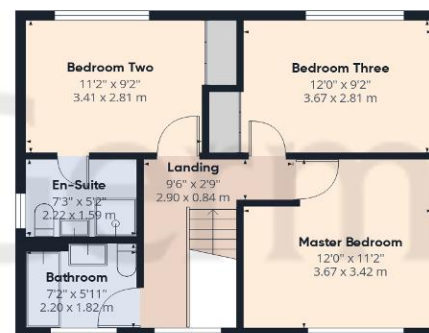
Conservatory
10'2" x 11'0"
3.10 x 3.35 m

Lounge/Diner
25'7" x 11'8"
7.82 x 3.57 m

Kitchen
9'11" x 11'3"
3.04 x 3.43 m

Utility Room
8'10" x 6'7"
2.71 x 2.01 m

Hallway
6'0" x 14'0"
1.83 x 4.28 m

Garage
8'11" x 10'3"
2.74 x 3.14 m

WC
5'0" x 3'9"
1.53 x 1.15 m

Ground Floor

Bedroom Two
11'2" x 9'2"
3.41 x 2.81 m

Bedroom Three
12'0" x 9'2"
3.67 x 2.81 m

En-Suite
7'3" x 5'2"
2.22 x 1.59 m

Landing
9'6" x 2'9"
2.90 x 0.84 m

Master Bedroom
12'0" x 11'2"
3.67 x 3.42 m

Bathroom
7'2" x 5'11"
2.20 x 1.82 m

Floor 1

Approximate total area[1]

1254 ft²

116.4 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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John German
22 Bore Street, Lichfield, Staffordshire, WS13 6LL
01543 419121
lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk   Sales and Lettings Agent