

Romilly Close

Boley Park, Lichfield, WS14 9XR

John German



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£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

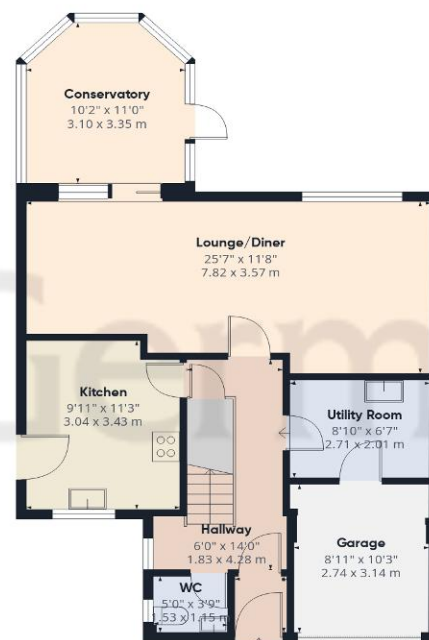
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03122025

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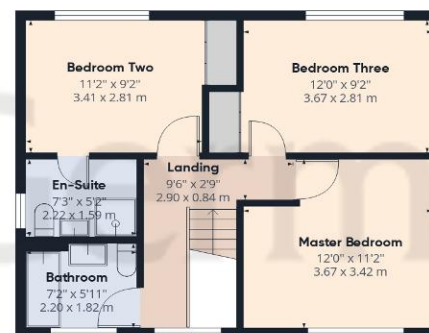


Ground Floor

Approximate total area⁽¹⁾

1254 ft²

116.4 m²



Floor 1

(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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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.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



