



67 Manor Rise, Lichfield, Staffordshire, WS14 9RF



Offered with the benefit of no upward chain is this immaculately refurbished, executive detached family home, offering contemporary, open plan living, four well proportioned bedrooms and a peaceful cul de sac setting. Being within walking distance of the city centre and superb local schools, this exceptionally appointed family home has been upgraded to an excellent standard throughout, having a remodelled open plan ground floor, a refitted kitchen and utility with Quartz work surfaces and modernised bathrooms.

The composite entrance door opens into a spacious central hallway, where doors open

into firstly the open plan living and dining room, which opens in turn through to the stylish breakfast kitchen. Also to the ground floor are a utility room and refitted cloakroom, with stairs rising to the first floor where there are four generously sized bedrooms. The spacious master benefits from fitted wardrobes and a private en suite shower room, with a family bathroom servicing the three additional bedrooms. Outside, the property enjoys and generous frontage with ample parking, a single garage and garage store, with lawned gardens extending to the rear aspect.

Enjoying a pleasant setting close to the heart

of Lichfield, the property resides on a secluded cul de sac on the sought after Boley Park, being within a healthy walk of the city centre and its excellent array of convenience and leisure facilities. The handsome city centre is home to an array of pubs, cafes and restaurants, a shopping centre and supermarkets, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park, an area of over 70 acres of community gardens and parkland, all of which can be reached on foot from the property. The property benefits from convenient access to the A515, A38 and M6 Toll, there are two rail stations (Trent Valley

and Lichfield City) both providing direct links to Crewe, Birmingham and London (in 80 minutes) and the International airports of Birmingham and East Midlands airports are both within a comfortable drive. The property lies within a superb catchment area for state schools including King Edwards which is within a short walk, with nearby Independent schools including the Cathedral School, Repton and Denstone College.



- Executive Detached Family Home
- Contemporary Open Plan Interiors
- Extensively Refurbished & Beautifully Presented Interiors
- Offered with No Upward Chain
- Central Reception Hall
- Refitted Family Dining Kitchen
- Open Plan Living & Dining Room
- Utility & Cloakroom
- Four Good Sized Bedrooms
- En Suite & Family Bathroom
- Generous & Seclude Rear Garden
- Ample Parking, Single Garage & Store
- Peaceful Cul de Sac Setting
- Mains Gas Central heating & Double Glazed Windows
- Desirable Location with Excellent Schools, Amenities & Commuter Routes



A canopy **Porch** with tiled entryway and a composite entrance door opens into the **Reception Hall**. A spacious welcome to this executive home, having stairs rising to the first floor accommodation, ornate tiled flooring and doors opening into the **Breakfast Kitchen** and:

**Open Plan Living & Dining Room** 8.48 into bay x 3.44m (approx. 27' 10" into bay x 11' 3")  
An impressive open plan family space, extending

from front to rear and enjoying a dual aspect full height bay window to the front and French doors opening out to the rear garden. LVT flooring extends throughout, and the dining area leads into:

**Refitted Breakfast Kitchen** 6.92 x 3.0m (approx. 22' 8" x 9' 10")  
Another immaculately refurbished living space, having a refitted kitchen comprising a range of shaker style wall and base units with Quartz

worksurfaces over, housing a sink with side drainer and Insinkerator disposal, integrated dishwasher and space for a fridge freezer. A recess houses a Leisure electric range cooker with gas hob, and the worktops extend to one side to create an entertaining style breakfast bar. Windows overlook the rear garden and LVT flooring extends into:

**Utility Room** 3.02 x 2.25m (approx. 9' 11" x 7' 5")  
Refitted with wall and base units coordinating with

those of the kitchen, featuring Quartz worksurfaces, an inset sink and spaces for a washing machine, tumble dryer and fridge freezer. A pedestrian door opens into the garage store

#### **Guests Cloakroom**

Refitted with a modern suite having wall mounted wash basin with mixer tap and WC, with tiled splash backs and tiled flooring





Stairs with a feature carpet runner rise to the **First Floor Landing**, having access to the loft, a useful fitted **Laundry Cupboard** and doors open to:

**Master Bedroom** 5.36 max x 3.3m (approx. 17'7" max x 10'10") - plus wardrobes

A spacious principal bedroom having twin windows to front, a range of built in wardrobes and a further fitted cupboard/wardrobe. With private use of:

**Refitted En Suite** 2.48 x 1.82m (approx. 8'2" x 6'0")

A modern suite is fitted with wall mounted wash basin, WC and walk in shower with overhead and handheld fittings, having tiled flooring, tiled splashbacks and an obscured window to the front

**Bedroom Two** 3.76 x 3.02m (approx. 12'4" x 9'11")

A double room having a window facing the rear

**Bedroom Three** 2.74 x 2.42m (approx. 9'0" x 7'11")

With a window to rear

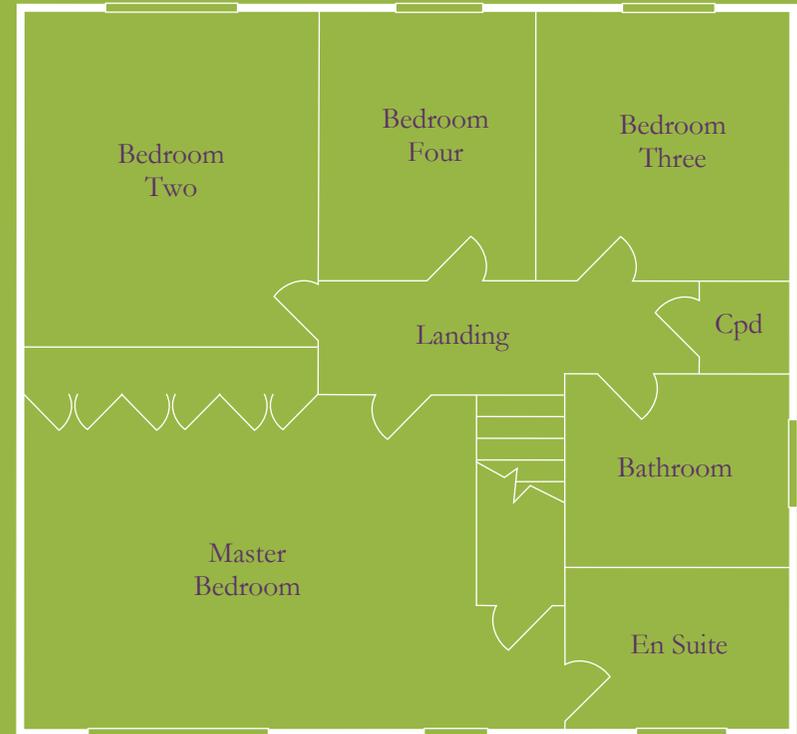
**Bedroom Four** 2.74 x 2.34m (approx. 9'0" x 7'8")

An ideal study or single bedroom, having a window to the rear

**Refitted Family Bathroom** 2.46 x 1.93m (approx. 8'1" x 6'4")

Another modernised suite comprises wall hung wash basin with storage below, WC and bathtub with shower attachment and overhead fitting above, having an obscured window to side, tiled flooring and tiled splash backs







### Outside

The property enjoys a peaceful setting at the end of this desirable cul de sac in sought after Lichfield. To the front there is a recently laid tarmac driveway giving access into the garage and garage store as well as parking for around four vehicles

**Single Garage** 4.98 x 2.5m (approx. 16'4 x 8'2)  
 Having power, lighting and an electric roller shutter door to the front

**Garage Store** 2.43 x 2.40m (approx. 8'0 x 7'10)  
 Also having power, lighting and an electric roller shutter door, this useful storage space also has a courtesy door into the garage

### Rear Garden

To the rear aspect is a good sized garden, laid to an expansive paved patio and lawns with securely fenced and hedged boundaries. There is gated access to one side leading back to the front, and the property benefits from exterior lighting, power and a water point



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**Measurements:** Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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