



# Burton Old Road East, Boley Park, Lichfield

£300,000

3 1 1



A large three bedroom terraced home in the popular development of Boley Park. There aren't many properties on the development in this price bracket, so this is one that you'd better move fast on! The accommodation is well laid out and comprises an entrance porch, large lounge diner, conservatory and kitchen all to the ground floor. Upstairs are three bedrooms, two of which are particularly generous doubles. There is also a modern family bathroom with built in storage whilst the garage has been split into two, one being a garage store with electric roller door, the other being more of an internal store room, accessed off the kitchen. The property has a generous frontage providing ample off street parking, with the enclosed and secure rear garden with paved patio, block paved patio and lawn. There is great access to local amenities such as the Co-op and Lichfield Trent Valley Station. Don't miss out and book in an early viewing!

#### **Entrance Porch**

**Lounge Diner** - 7.15m x 3.49m(max) (23'5" x 11'5"(max))

**Conservatory** - 2.28m x 2.27m (7'5" x 7'5")

**Kitchen** - 3.12m x 2.85m (10'2" x 9'4")

**Store** - 3.48m x 2.59m (11'5" x 8'5")

#### **Landing**

#### **Master Bedroom**

**Bedroom 2** - 3.42m x 2.91m(max) (11'2" x 9'6"(max))

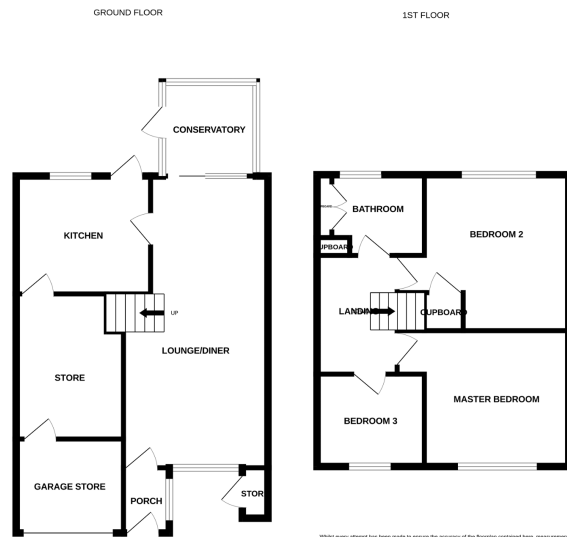
**Bedroom 3** - 2.58m x 2.2m (8'5" x 7'2")

#### **Bathroom**

#### **Exterior**

**Garage Store** - 2.52m x 2.28m (8'3" x 7'5")





- Three Bedroom Terraced Home
- Ample Parking & Generous Enclosed Rear Garden
- Garage Store & Further Store Room
- Highly Desirable Location
- Kitchen, Conservatory & Large Lounge Diner
- Modern Bathroom Room

