



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Hartslade, Boley Park, Lichfield

£480,000

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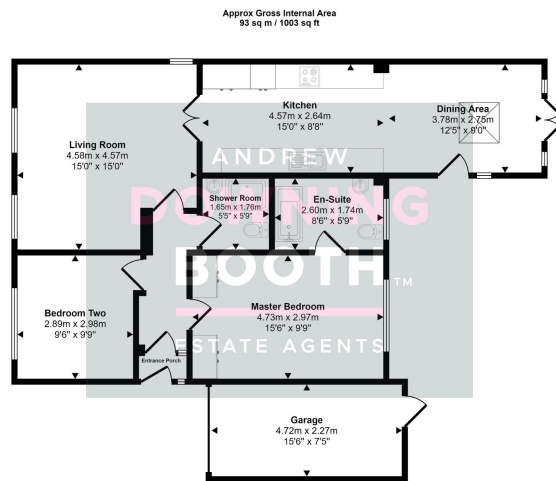
A truly exceptional and incredibly rare opportunity for a spectacular two double bedroom bungalow, in one of Lichfield's most desirable areas. This exquisite detached property in Hartslade, Boley Park, comes to the market boasting an abundance of fabulous features, from the consistently impeccable presentation throughout, to the high specification and contemporary kitchen/diner.

Location-wise, Boley Park is a thoroughly sought after part of Lichfield, with this particular property sitting just a mile from the city centre, boasting easy access to both Lichfield train stations, major supermarkets, Beacon Park, Darnford Park and highly rated schools.

The accommodation flows beautifully, with a through entrance hall providing access to both bedrooms (Master with en-suite), the shower room and living room, in turn leading through to what is arguably the highlight of the home; the sensational and very naturally bright kitchen/diner, with French doors out to the garden. A generous driveway and garage is complimented by a South-facing, highly private and (as expected) wonderfully maintained rear garden to make up the property's exterior.

Bungalows of such a magnificent calibre, in an equally superb location, simply must be viewed to be appreciated.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Double Bedroom Detached Bungalow
- Exquisitely Presented Throughout
- Renovated To An Impeccable Standard
- Highly Desirable Location Within The Sought After Boley Park
- Stunning & Contemporary Kitchen / Diner
- Garage & South-Facing, Beautifully Maintained & Private Garden
- Large Master Bedroom With En-Suite
- Exceptional Layout
- EPC Rating: TBC
- Council Tax Band: D

