





# Spearhill, Boley Park, Lichfield - Beautifully Renovated Family Home

£525,000

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A simply exceptional and fully renovated four bedroom family home, nestled towards the end of a quiet residential cul-de-sac in Boley Park; one of Lichfield's most desirable areas.

This superb detached property on Spearhill is ideally located in a particularly popular area of Lichfield, offering convenient access to excellent amenities. Just over a mile from Lichfield's city centre, residents can enjoy a range of shops, cafes, and historic attractions, including the award-winning Beacon Park. The property is well-served by transport links, with Lichfield City and Lichfield Trent Valley train stations nearby, providing direct services to Birmingham and London. Families will appreciate the proximity to highly regarded local schools, including King Edward VI School. This sought-after location combines suburban tranquillity with superb connectivity and community appeal, with Saddlers Wood Park just a stone's throw away, and Boley Park Centre within a short walk, home to a gym, Co-Op, petrol station and takeaways.

The accommodation has been superbly enhanced over the last few years, and is set across two floors; the ground floor featuring a welcoming entrance hall, large living room, an incredible high specification open-plan family breakfast kitchen/diner, flexible home gym, utility room and guest WC, whilst the first floor is home to four double bedrooms and a stunning family bathroom, with the Master bedroom complete with its own tasteful en-suite shower room. A charming frontage and garage offer ample off-road parking, whilst an immaculately maintained, landscaped garden can be found to the rear to make up the property's exterior.

Put bluntly, this magnificent family home wants for absolutely nothing - we must advise booking in a viewing at your earliest convenience.







- Beautiful Four Double Bedroom Detached Family Home
- Highly Desirable Location, Just A Mile From Lichfield's City Centre
- Incredible High Specification Open-Plan Family Breakfast Kitchen / Diner
- Driveway, Garage & Private, Landscaped Rear Garden
- Virtual 360 Degree Tour Available
- Renovated In 2022 To An Impeccable Standard
- Nestled Towards The End Of A Quiet Cul-De-Sac
- Consistently Impressive Room Sizes
- Master Bedroom With En-Suite Shower Room
- EPC Rating: D / Council Tax Band: D

