



Baskeyfield Close,
Lichfield, WS14 9YT

Offers Over £450,000

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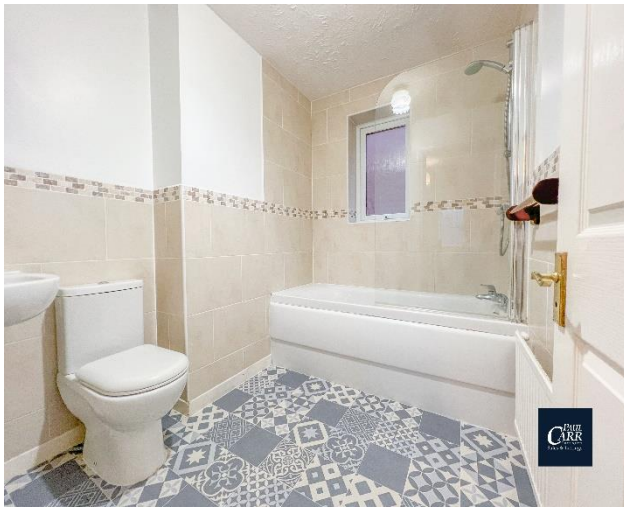
This fantastic opportunity has come to market in the highly sought after Boley Park area of Lichfield, within close distance of desirable local schooling, transport links, and popular amenities close to Lichfield City Centre.

Approached via a driveway with a neatly maintained front lawn, the internal accommodation briefly comprises of a welcoming entrance hallway with a downstairs W.C and cloakroom storage, leading into a spacious lounge with box bay window. This living space provides ample room for a family and has doors leading into a separate dining room with further sliding doors out to a bright conservatory overlooking the garden.

There is a great size kitchen to the rear, with integral access to a large garage with a separate utility room. Upstairs off the deceptively spacious landing are four great size bedrooms and a main family bathroom. There are fitted wardrobes to the master bedroom which further benefits from a private en-suite shower room.

Outside is a cosy private rear garden with patio area and lawn, with fenced enclosure.





Property Specification

NO UPWARD CHAIN
 FOUR BEDROOM DETACHED FAMILY HOME
 HIGHLY SOUGHT AFTER LOCATION IN BOLEY PARK
 LICHFIELD
 SPACIOUS LOUNGE & SEPARATE DINING ROOM
 CONSERVATORY & LARGE KITCHEN

Hallway

Lounge 19' 2" x 10' 0" (5.83m into bay x 3.05m)

Dining Room 10' 1" x 10' 1" (3.08m x 3.08m)

Conservatory 11' 10" x 7' 3" (3.61m x 2.21m)

Kitchen 12' 8" x 10' 5" (3.87m x 3.17m)

Utility 8' 4" x 7' 5" (2.55m x 2.26m)

Downstairs W.C. 5' 7" x 3' 10" (1.69m x 1.18m)

Store 5' 7" x 2' 9" (1.69m x 0.85m)

Integral Garage 18' 9" x 9' 2" (5.72m x 2.80m)

Bedroom One 11' 9" x 9' 3" (3.57m x 2.82m)

En-suite 8' 6" x 3' 6" (2.60m x 1.07m)

Bedroom Two 12' 10" x 8' 11" (3.92m x 2.73m)

Bedroom Three 10' 11" x 10' 2" (3.32m x 3.11m into bay)

Bedroom Four 9' 10" x 7' 5" (2.99m x 2.25m)

Bathroom 8' 6" x 6' 6" (2.60m x 1.98m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market:

Viewer's Note:

Services connected:
 Gas/electric/water/drainage
 Council tax band: E
 Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

