



Highfield House, Boley Cottage Lane,
Lichfield, WS14 9JA

£850,000

You will struggle to find a more versatile home than this. Situated on Boley Cottage Lane in the Boley Park area of Lichfield, this fantastically located and impressively spacious detached property provides enough space for a wide variety of diverse living arrangements, in a highly sought after location close to local schooling, transport links, and popular amenities.

This private individual home presents a range of impressive features for any family to grow into. Approached via a large driveway providing ample parking space and attractive curb appeal with a tasteful surrounding brick wall and front garden, the internal accommodation is bound to impress.

The open welcoming hallway with guest W.C and store cupboard leads into a spacious bright living room with a charming box bay window, stretching the full length of the house, with sliding doors out to the rear garden, and a separate dining room with another box bay window.

There is a stunning modern kitchen/diner with attractive fitted appliances, which benefits from a separate utility room, access to a private study/snug room, further store cupboard with lift access to the master bedroom above, and sliding doors out to a large conservatory overlooking the private garden.

The ground floor boasts a huge annex space, with a separate front entrance which can also be accessed via the utility room, leading into a huge open ground floor bedroom/living space, with bi-fold doors opening out to a lovely patio area, and a spacious en-suite shower room/wet room.

Upstairs off the bright landing are four family double bedrooms, each with fitted wardrobes and ample furniture space for a growing family. The master bedroom features a modern en-suite bathroom, as well as lift access down to the kitchen/diner, and the second bedroom has an en-suite shower room. The main family bathroom boasts a large space with separate bath and shower.

Outside to rear is an attractive private garden with a wrap around social patio and an immaculate lawn, charming shrubbery and generous side access to the front, where there is a spacious driveway, double garage, and bin store area.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is G.

Services Connected: Gas/electric/water/drainage.

Viewings:

Strictly via appointment through our Lichfield Residential Sales Department
on 01543 221800 or via Lichfield@paulcarrestateagents.co.uk



Main Hallway 14' 3" x 7' 11" (4.34m x 2.41m)

Lounge 24' 7" x 12' 6" (7.49m x 3.81m)

Dining Room 12' 7" x 11' 5" (3.83m x 3.47m)

Snug/Study 9' 5" x 8' 10" (2.88m x 2.68m)

Kitchen/Diner 18' 9" x 16' 1"
(5.71m max, 3.90 min x 4.91m)

Utility 11' 5" x 6' 0" (3.47m x 1.82m)

Conservatory 12' 6" x 11' 10" (3.80m x 3.61m)

Annex Entrance Hallway 14' 7" x 7' 9"
(4.45m x 2.37m max, 1.66 min)

Ground Floor Bedroom/Living Area 20' 2" x 18' 9"
(6.14m x 5.71m max, 4.05 min)

Ground Floor Wet Room 11' 10" x 9' 2" (3.61m x 2.79m)

Double Garage 17' 9" x 17' 8" (5.41m x 5.38m)

Bedroom One 15' 2" x 14' 4" (4.62m x 4.38m)

Bed One En-Suite 9' 1" x 8' 2" (2.78m x 2.49m)

Bedroom Two 13' 9" x 10' 6" (4.18m x 3.21m)

Bed Two En-Suite 8' 8" x 3' 11" (2.64m x 1.19m)

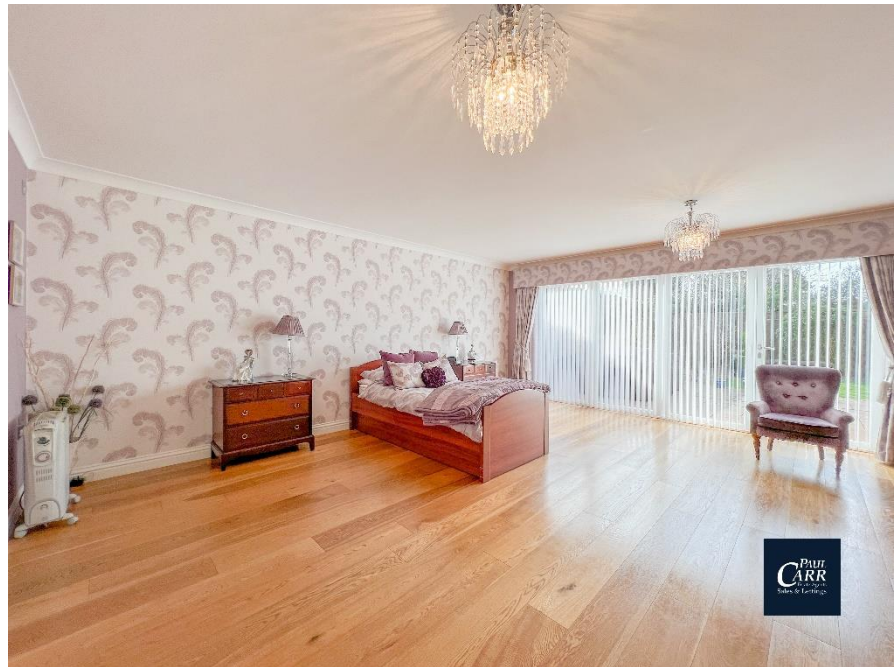
Bedroom Three 12' 6" x 11' 6" (3.82m x 3.51m)

Bedroom Four 13' 9" x 10' 10" (4.20m x 3.30m)

Family Bathroom 12' 0" x 7' 9" (3.66m x 2.37m)

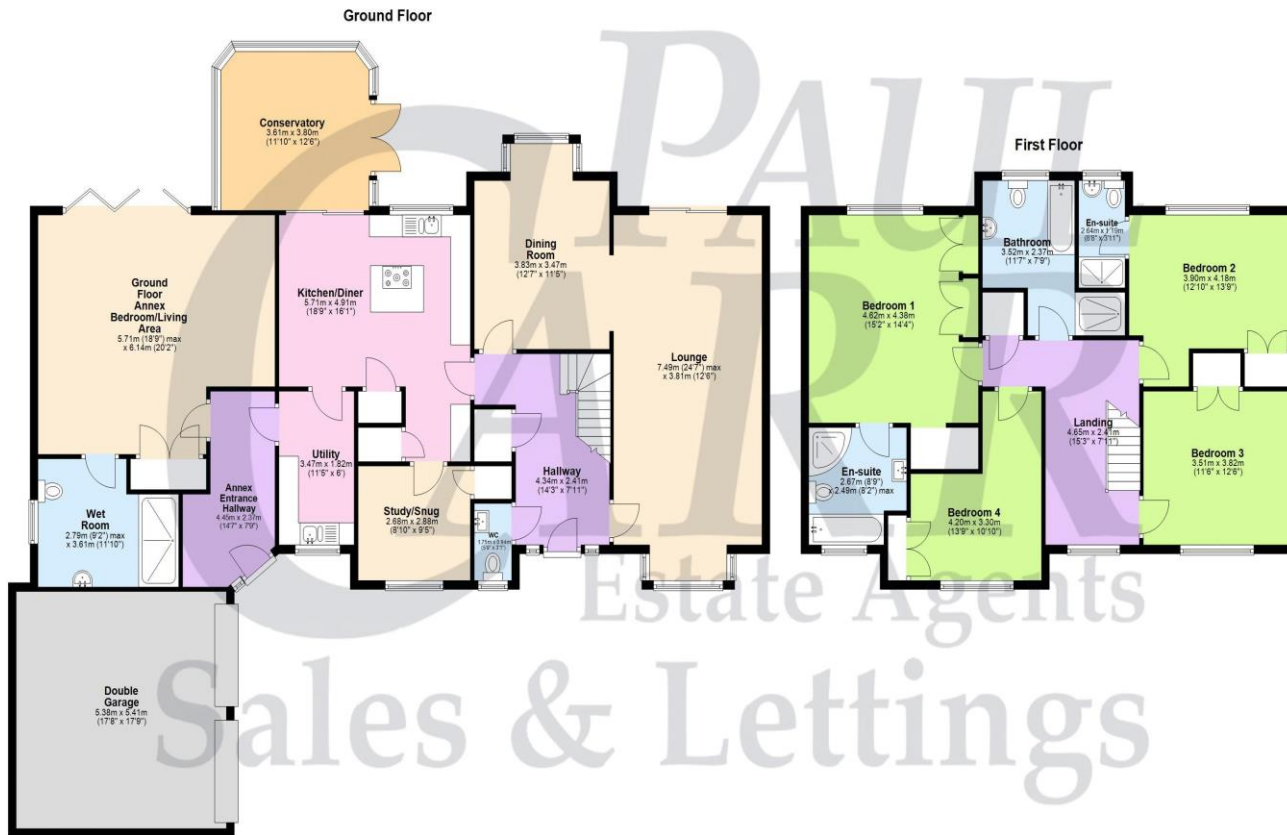






Floor Plan

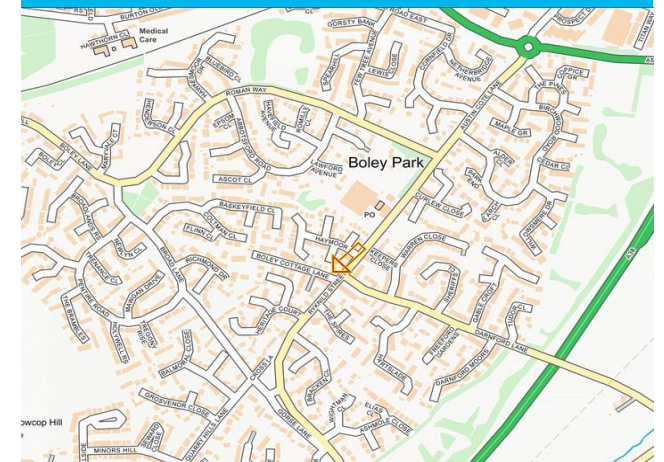
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

**NEW
INSTRUCTION
AWAITING EPC**

Map Location













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: 21st February 2024