



Willowsmere Drive,  
Lichfield, WS14 9XF

Offers in the Region Of £585,000

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This superbly extended four bedroom detached family home is situated in a quiet sought after location in the Boley Park area of Lichfield. Within close distance of highly rated local schooling, transport links, and popular amenities, this home is ideal for any families looking for a property to grow into with further potential to expand in the future (STPP).

Approached via an attractive frontage with driveway and front garden, the internal accommodation greets you with an entrance porch and welcoming hallway with guest W.C, leading into a bright spacious living room. This lounge area flows into a dining room, which leads through sliding doors into a large conservatory overlooking the private rear garden. There is a social kitchen/diner to the rear with ample entertainment space for a family, with further outdoor access, and access to a separate utility room with a private study/office, and impressive integral double garage.

Upstairs off the landing are four brilliant size bedrooms, and a spacious main family bathroom with separate bath and shower. Both the master bedroom and second bedroom feature private en-suites and fitted wardrobes, plus a dressing area for the master bedroom. The fourth bedroom also features fitted storage.

Outside is a wonderful private rear garden with a patio area and vast lawn, with fenced enclosure surrounding.





## Property Specification

Spacious and Extended Four Bedroom Detached Family Home  
Integral Double Garage  
Spacious Lounge and Separate Dining Room  
Conservatory  
Kitchen/Diner

Porch 3' 6" x 3' 1" (1.07m x 0.95m)

Hallway 13' 10" x 6' 4" (4.22m x 1.93m)

Lounge 15' 7" x 13' 3" (4.76m x 4.04m)

Dining Room 10' 11" x 10' 6" (3.32m x 3.19m)

Conservatory 11' 11" x 9' 4" (3.63m x 2.85m)

Kitchen/Diner 17' 4" x 10' 11" (5.28m x 3.32m)

Utility Room 11' 5" x 7' 5" (3.47m x 2.26m)

Study 9' 6" x 4' 11" (2.89m x 1.50m)

Integral Double Garage 19' 7" x 16' 9" (5.96m x 5.10m)

Downstairs W.C. 4' 9" x 2' 7" (1.46m x 0.79m)

Bedroom One 12' 9" x 11' 10" (3.88m x 3.60m)

Dressing Area 7' 9" x 7' 9" (2.36m x 2.35m)

En-Suite Bathroom 10' 10" x 5' 9" (3.29m x 1.75m)

Bedroom Two 11' 11" x 10' 11" (3.64m x 3.33m)

En-Suite Shower Room 8' 7" x 4' 7" (2.61m x 1.40m)

Bedroom Three 10' 11" x 10' 0" (3.33m x 3.06m)

### Agent's Note:

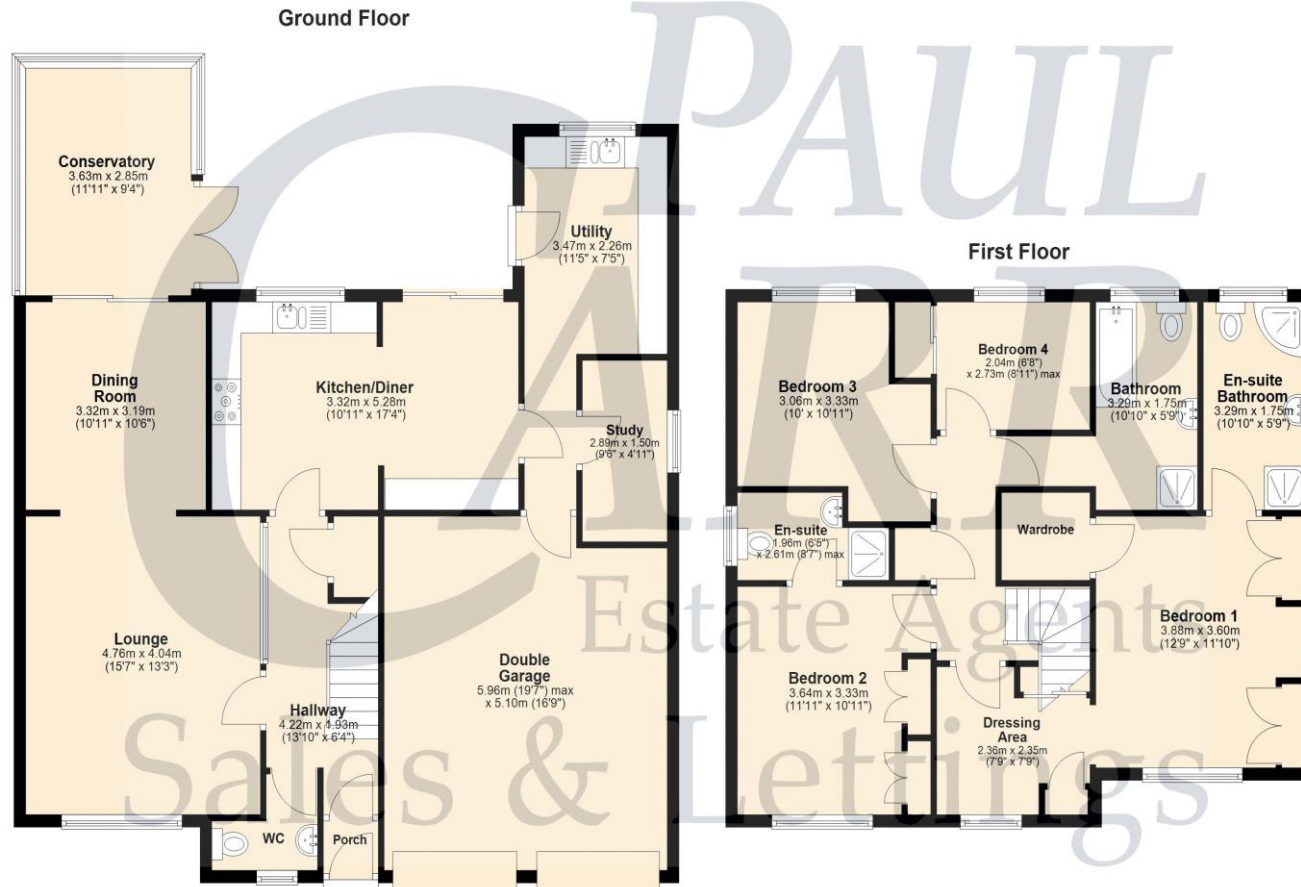
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Came on the market:

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: E  
Tenure: Freehold  
Loft insulated & boarded

# 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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

