



Burton Old Road East,
Lichfield, WS14 9HU

£325,000

Lichfield

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Situated in the Boley Park area of Lichfield is this wonderfully improved three bedroom home with spacious accommodation throughout. This property sits within convenient distance of Lichfield City Centre with popular amenities available, desirable local schooling, and Lichfield Trent Valley Station with connections to London and Birmingham.

Approached via a modern driveway the first impressions of this home are delightful. Internally you are greeted with a bright entrance hallway with integral access to a large garage, and a door flowing into a spacious lounge/diner.

This living/dining room is a fantastic size and paired with an extended family room, provides a brilliant entertainment space for friends and family. There is a kitchen located off the dining area, with a door into the impressive family room, which features sky light windows and French doors out to the rear garden.

Upstairs off the landing are three great size bedrooms, the main with tasteful fitted wardrobes, and a generous family bathroom with separate bath and shower.

Outside is a charming low maintenance rear garden, with an attractive patio area and artificial lawn.





Property Specification

Spacious Three Bedroom Home
 Extended to Rear to Create Separate Family Room
 Large Lounge/Diner
 Bright Entrance Porch
 Integral Garage
 Sought After Location Near Lichfield Trent Valley Station

Entrance Porch 10' 2" x 4' 0" (3.09m x 1.23m)

Integral Garage 19' 7" x 8' 3" (5.98m x 2.51m)

Lounge/Diner 23' 5" x 11' 4" (7.14m x 3.46m)

Kitchen 10' 4" x 9' 4" (3.14m x 2.85m)

Family Room 17' 9" x 9' 5" (5.41m x 2.88m)

Bedroom One 11' 3" x 10' 3" (3.42m x 3.12m)

Bedroom Two 11' 1" x 11' 1" (3.39m x 3.37m)

Bedroom Three 8' 5" x 7' 1" (2.57m x 2.15m)

Bathroom 8' 5" x 6' 3" (2.57m x 1.90m)

Agent's Note:

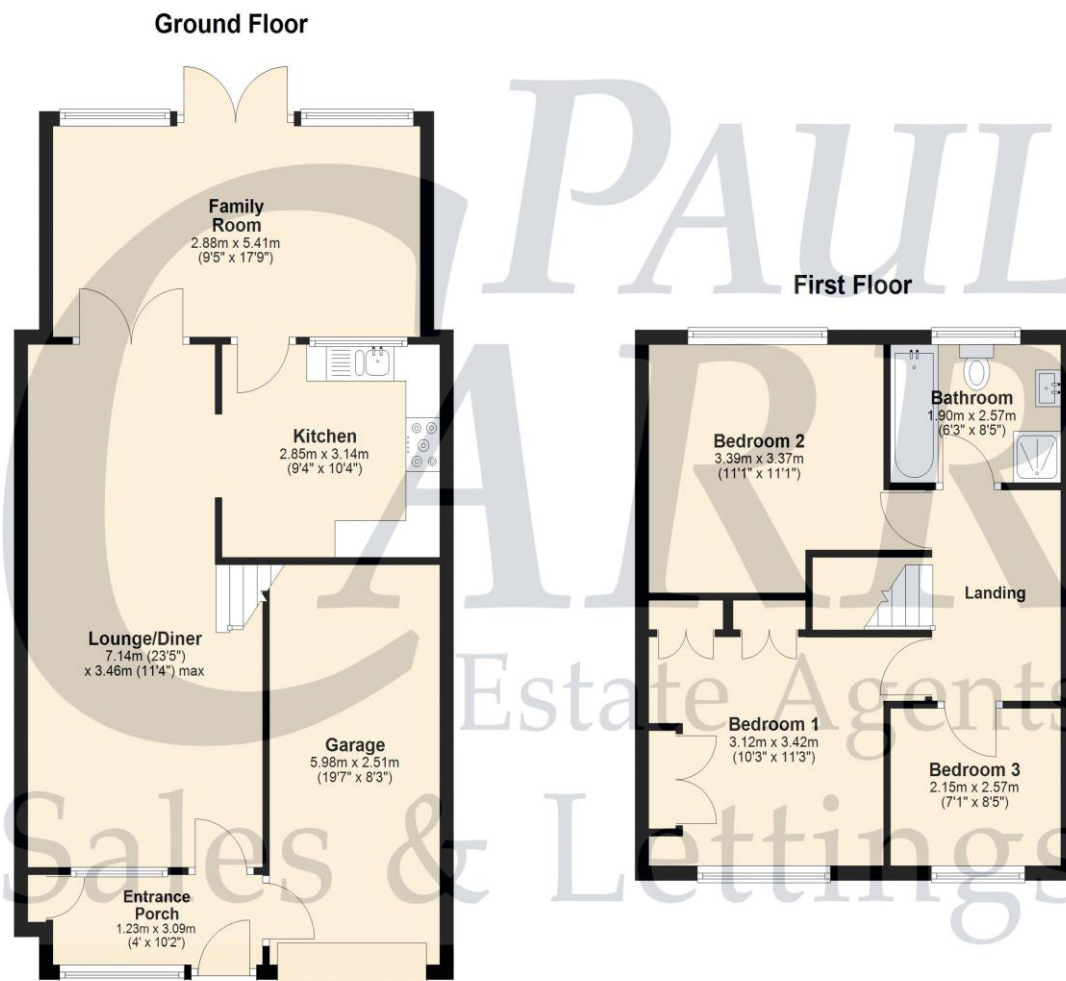
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 Came on the market: Aug 25

Viewer's Note:

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

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

