



Flinn Close, Boley Park  
Lichfield, WS14 9YU

Offers in the Region Of £280,000

# Boley Park

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Welcome to Flinn Close and this perfect first-time buyer's property located in one of Lichfield's most sought-after areas.

Set in a quiet cul-de-sac within easy reach of the town centre this lovely semi-detached property comprises of an entrance porch, living room with bay window, a modern kitchen/diner and a partially converted garage currently setup as a home office with potential as a home gym or bar area.

To the first floor are two good sized double bedrooms and a modern bathroom.

Outside the property has a driveway and storage behind the original garage door.

To the rear is a private, family friendly garden with a patio area ideal for outside dining.

This well-presented property provides an excellent opportunity for first time buyers and anyone looking to downsize to purchase a home in this desirable area of Lichfield close to facilities in the centre, Beacon Park, Lichfield City Train station, King Edwards VI School and easy access to the M6 Toll, A38 and A5.

Call Paul Carr Lichfield to arrange an appointment to view!





## Property Specification

Highly Regarded Boleyn Park Area of Lichfield  
Excellent Starter Home  
Garage Part Converted to a Home Office  
Two Double Bedrooms  
Kitchen/Diner

**Lounge/Diner**  
5.34m (17'6") x 3.83m (12'7")

**Entrance Hall**

**Kitchen**  
3.83m (12'7") x 2.50m (8'3")

**Storage**  
2.45m (8') x 1.42m (4'8")

**Office**  
3.46m (11'4") x 2.17m (7'1")

**Landing**

**Bedroom**  
3.83m (12'7") x 2.50m (8'3")

**Bedroom**  
3.83m (12'7") x 2.17m (7'2")

**Bathroom**  
2.27m (7'5") max x 1.87m (6'2")

## Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: C

Tenure: Freehold

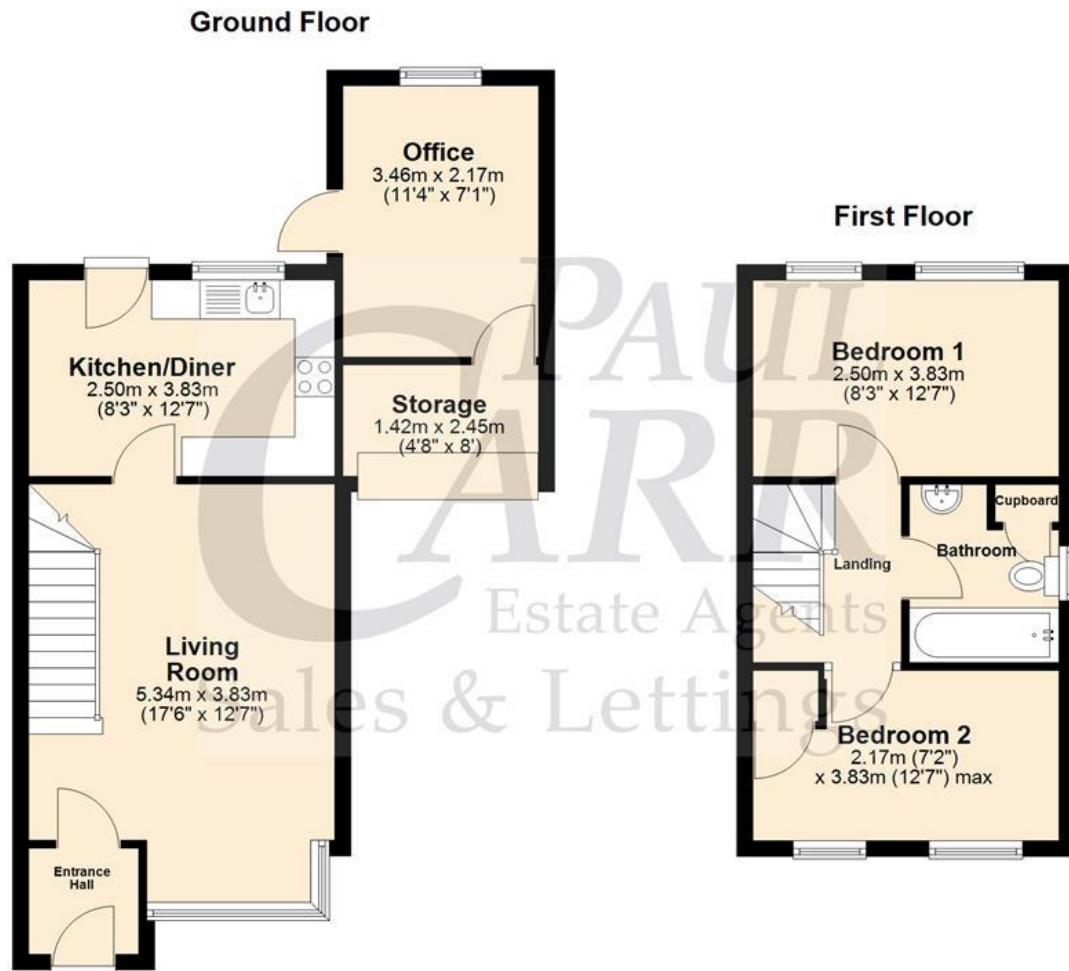
## Agent's Note:

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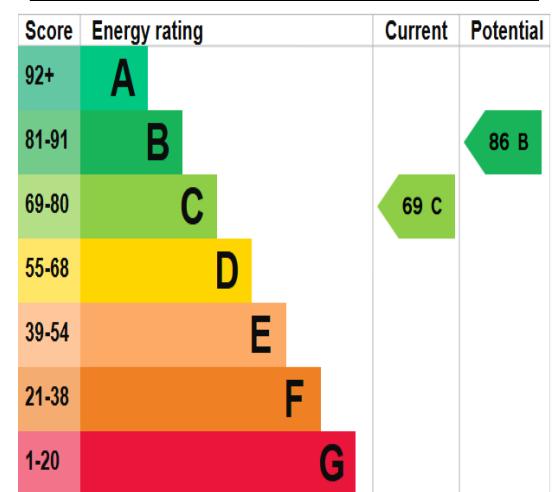
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# Floor Plan

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



## Energy Efficiency Rating



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.