



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.

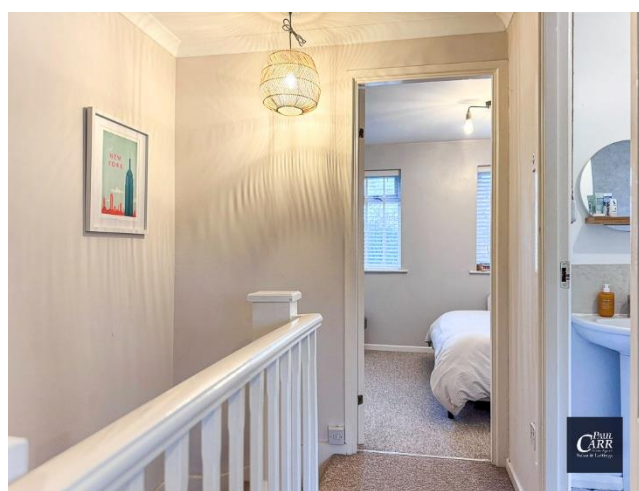
To the rear is a private, family friendly garden with a patio area ideal for outside dining.

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 Boley 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")

### 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:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

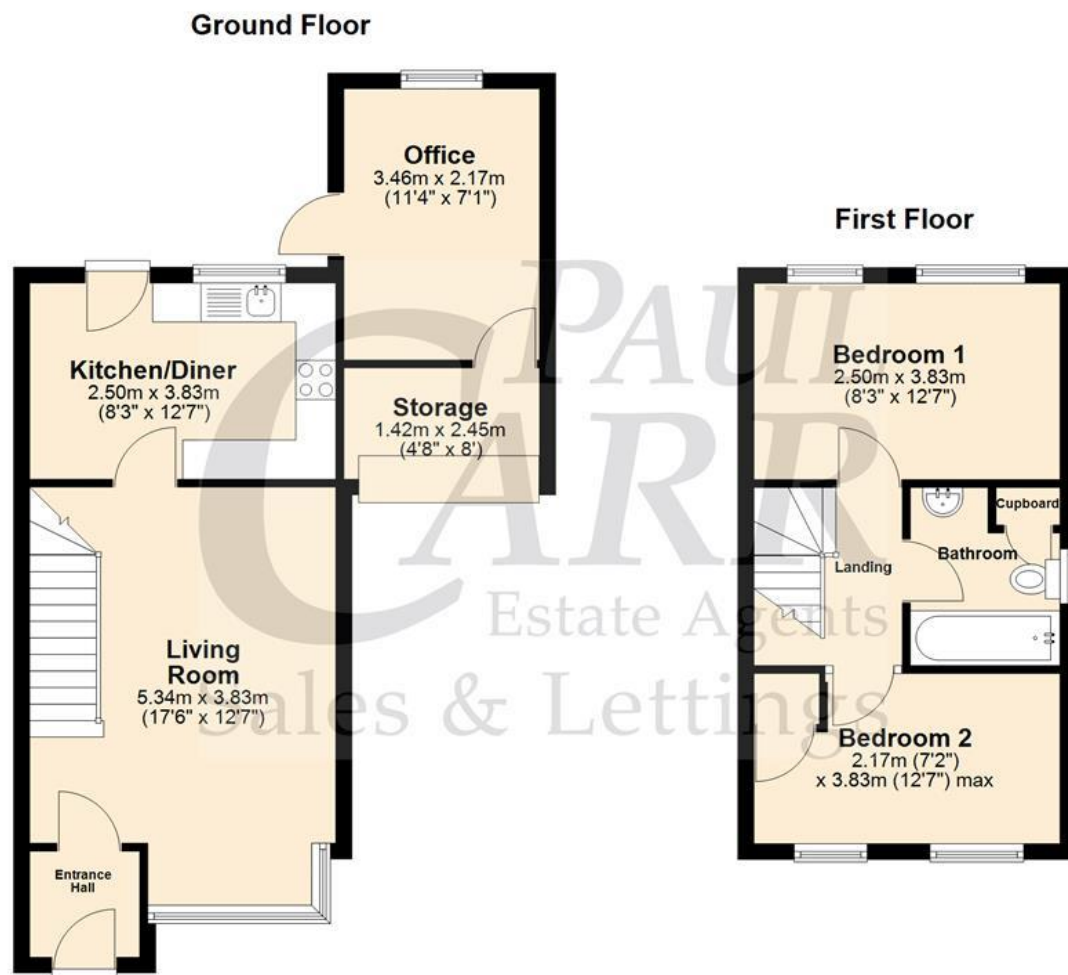
Services connected: Gas, Electric, Water, Drainage

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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		