





Property Description

****DETACHED CORNER PLOT BOLEY PARK HOME**** ****A TRULY BEAUTIFUL RESIDENCE LOCATED IN ONE OF THE MOST POPULAR AREAS OF CENTRAL LICHFIELD****

****DETACHED HOME OFFICE TO REAR****
****DRIVEWAY** **INTEGRAL GARAGE****

Connells Estate Agents are just thrilled to offer for sale this stunning family home boasting incredibly spacious rooms, stunningly beautiful decor throughout and offering such features as double bedrooms, modern open plan kitchen diner and feature rear garden with a detached modern home office.

The property itself briefly comprises of ; entrance hallway, ground floor WC, large living room, open plan modern kitchen with dining area, separate utility room, three bedrooms, family bathroom, driveway, garage, rear garden with secret courtyard area and detached home office.

This particular property genuinely feels large, light and airy and sits on a corner plot giving close proximity to a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have the centre of Lichfield, Beacon Park, Lichfield Cathedral, Lichfield City Train Station and a myriad of parks and greens to enjoy. Travel links are excellent are nearby you can find, Tamworth, Sutton Coldfield, Stafford and Birmingham City with ease.

****A TRULY EXCEPTIONAL AND DELUXE HOME OFFERING SPACIOUS MODERN LIVING**** ****SURE TO BE VERY POPULAR****
****CALL CONNELLS LICHFIELD CITY FOR FREE HOME VALUATIONS AND MORTGAGE ADVICE****

Entrance Hallway

Guest Wc

Living Room

13' 2" x 16' 9" (4.01m x 5.11m)

Kitchen And Dining Room

9' 7" x 17' 2" (2.92m x 5.23m)

Utility Room

Access To Integral Garage

First Floor Landing

Bedroom One

10' 4" x 11' 5" (3.15m x 3.48m)

Bedroom Two

9' 9" x 12' 8" (2.97m x 3.86m)

Bedroom Three

6' 4" x 7' 9" (1.93m x 2.36m)

Family Bathroom

Driveway

Garage

Fully Enclosed Rear Garden

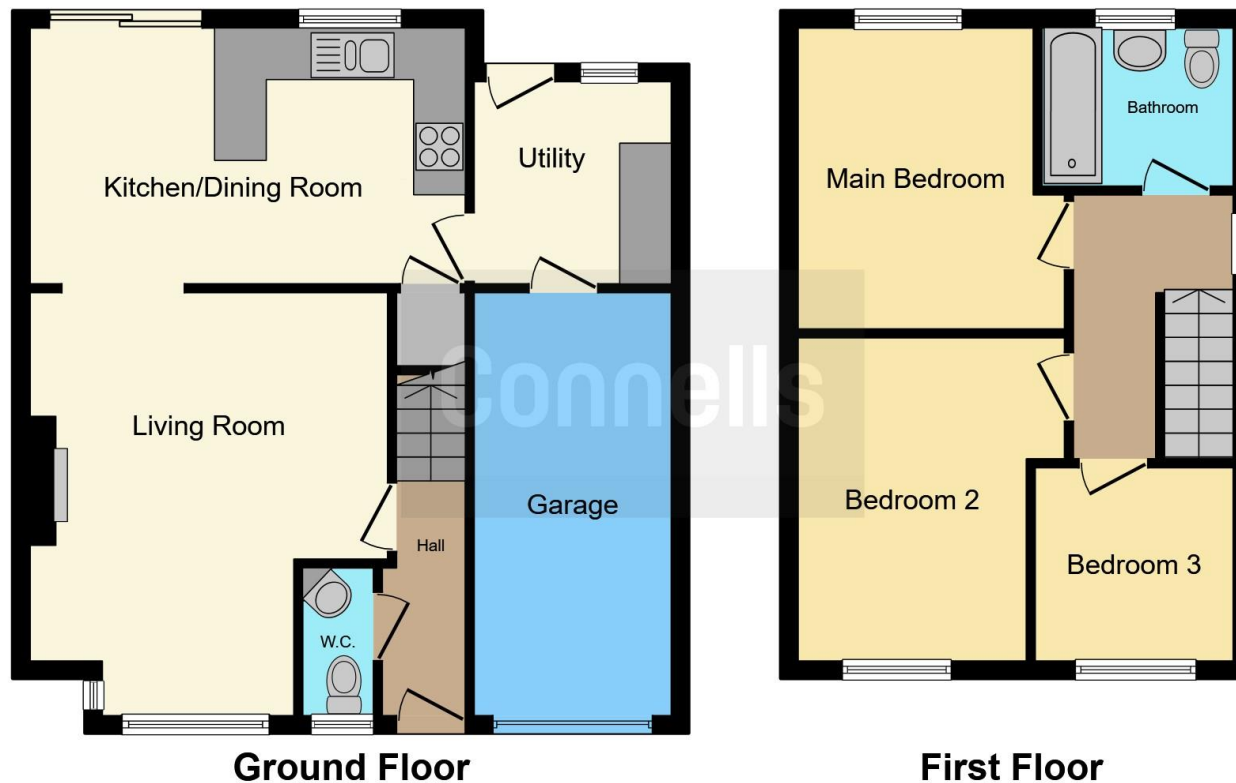
Detached Home Office

6' 6" x 10' 2" (1.98m x 3.10m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: D

view this property online connells.co.uk/Property/LFD310606

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD310606 - 0004