



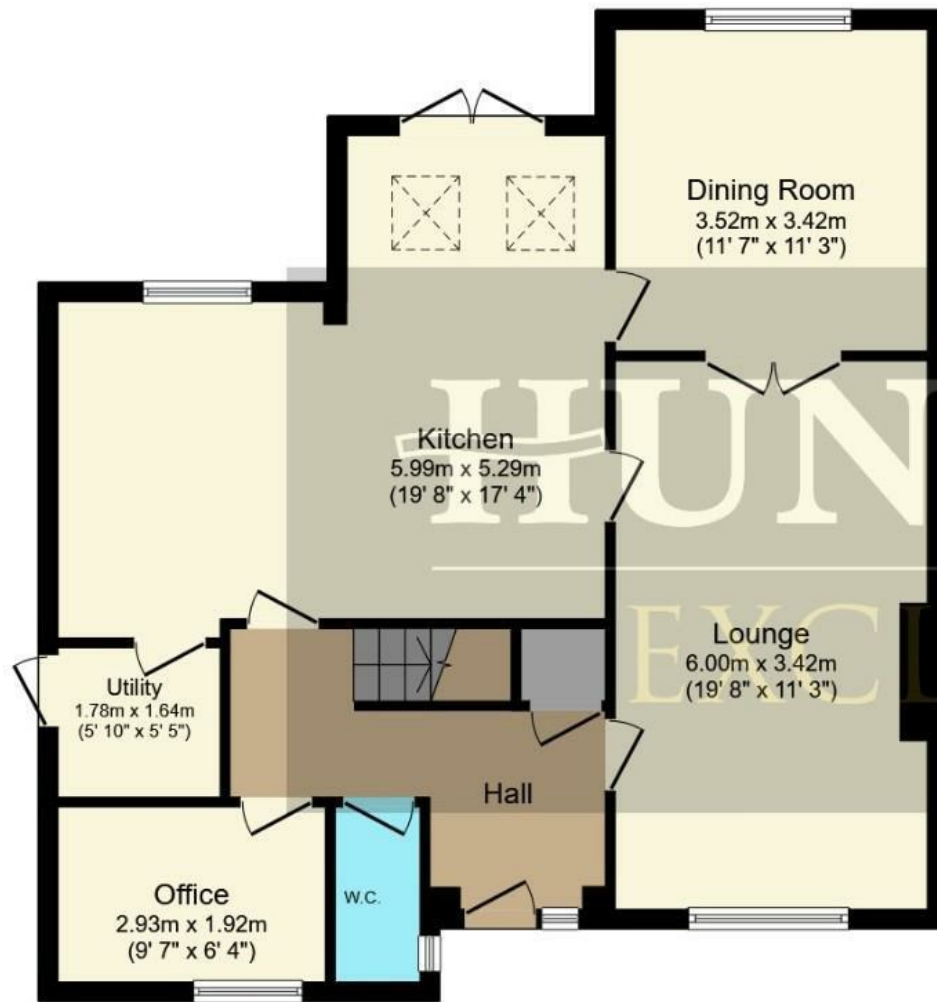
55 Manor Rise, Lichfield, WS14 9RF
£700,000

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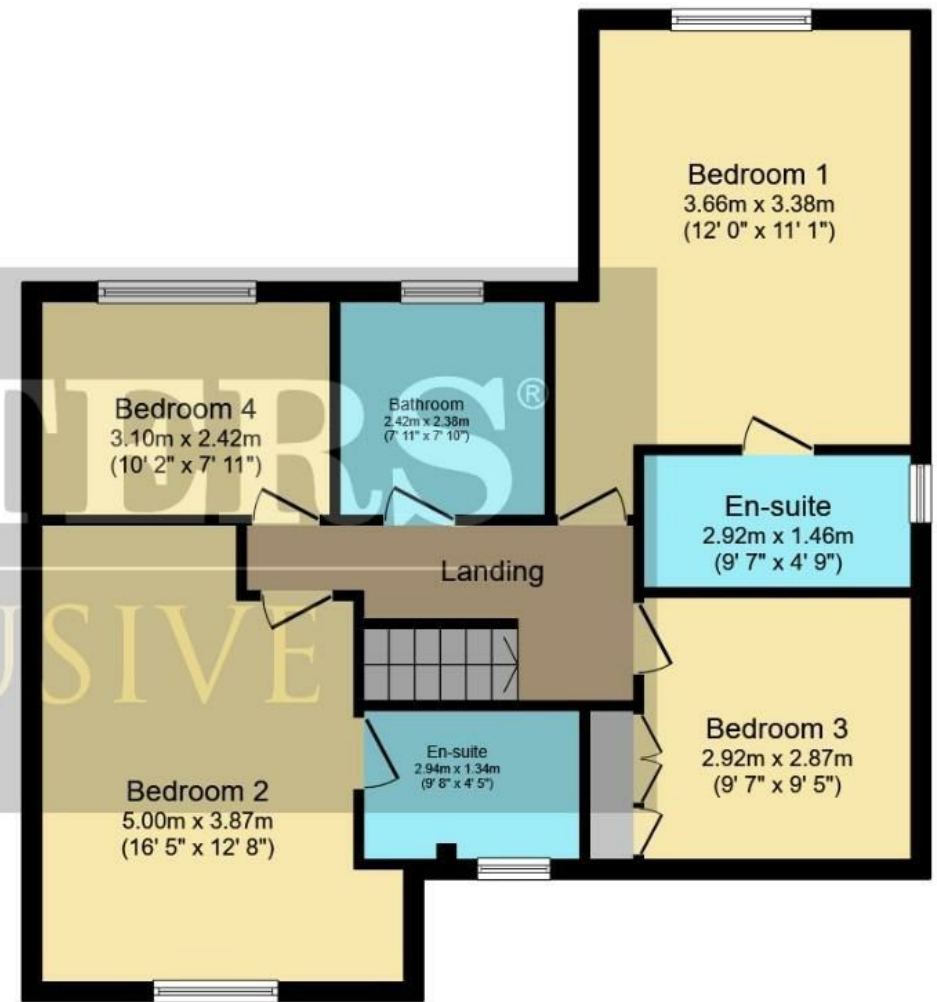
£700,000

Located in the desirable area of Boley Park on Manor Rise, this fabulous executive detached house sits on a generous corner plot with a detached double garage, providing ample outdoor space and privacy. Upgraded by the current owners and conveniently located for all local amenities, transport links and schools, making it the perfect family home. The property comprises of Entrance Hallway, WC, Study, Living Room, Extended Kitchen and Family Room, Utility and Dining Room. First Floor Landing, Master Bedroom with En-suite, Bedroom Two with En-suite, Two Further Bedrooms and a Family Bathroom. Garden to the Rear and Front with a double driveway to the side and access to the double garage. Viewing is essential to get a feel for the space, style and practicality this home has to offer. EPC RATING - C

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Ground Floor



First Floor

Total floor area 155.3 sq.m. (1,672 sq.ft.) approx

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).

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Entrance Hallway

accessed via a composite front door and having a coir entrance mat and a useful under stairs storage cupboard. Inset ceiling spotlights, coving, radiator, wood-effect laminate flooring and stairs leading to the first floor

Guest WC

having a vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, radiator, laminate wood-effect flooring and a feature arched window to the side aspect

Study

having a ceiling light point, coving, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the front aspect

Living Room

with an inset feature gas fire. Two ceiling light points, coving, two wall light points, two radiators, laminate wood-effect flooring, UPVC double-glazed window to the front aspect and internal double doors into the

Dining Room

having a ceiling light point, radiator and a UPVC double-glazed window to the rear

Open Plan Family Kitchen

a fabulous open plan space providing kitchen, dining and family areas with access into the dining room and the rear garden. the kitchen is fitted with a range of wall and base units with under cupboard lighting, Quartz work surfaces with matching upstands, inset sink with drainer and a mixer tap. Double electric oven, induction hob with extractor hood, integrated fridge-freezer, wine fridge and a dishwasher. There is a breakfast bar and also a fitted dining table. Inset ceiling spotlights, two radiators, laminate wood-effect flooring, UPVC double-glazed windows overlooking the rear garden from the kitchen, two Velux windows and bi-folding doors into the rear garden

Utility Room

having fitted wall and base units, an inset sink and drainer with mixer tap and space with plumbing for a washing machine and tumble drier. Inset ceiling spotlights, wall mounted combination boiler, radiator, laminate wood-effect flooring with

a coir mat and composite door leading to the side of the property

First Floor Landing

having a ceiling light point, access into the partially boarded loft and a useful fitted storage cupboard

Master Bedroom

benefitting from a dressing area having a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, inset ceiling spotlights, radiator and a UPVC double-glazed window overlooking the rear aspect. Door into the

En-suite

having a fully tiled double walk-in shower enclosure with a mains powered overhead rainfall fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator, laminate wood-effect flooring and a UPVC double-glazed window to the side aspect

Bedroom Two

again benefitting from fitted wardrobes providing ample storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect. Door into the

En-suite

having a walk-in shower enclosure with an overhead mains powered fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to the walls and floor, towel radiator and a UPVC double-glazed arch window to the front aspect

Bedroom Three

having a double fitted wardrobe. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

Bedroom Four

having a ceiling light point, radiator and a UPVC double-glazed window overlooking the rear aspect

Family Bathroom

having a panelled bath with an over head mains powered rainfall shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, fully tiled walls

and floor, towel radiator and a UPVC double-glazed window to the rear aspect

Outside

the property sits back from the road behind a lawn with established hedge borders with a paved pathway leading to the front entrance door. There is a tarmacadam driveway to the side of the property providing off-road parking for two vehicles which in turn leads to the DOUBLE DETACHED GARAGE accessed via electric doors and having light and power. There is also an electric vehicle charging point installed.

the rear garden has a lawn with borders, a paved pathway and paved patio seating area. A timber pedestrian gate gives access to the front of the property and a composite personnel door gives access into the garage. There is screen fencing and a useful outside water tap

AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

