



Carmichael Close  
Boley Park, Lichfield

# Carmichael Close

## Boley Park



Lovett&Co. Estate Agents are pleased to offer for sale this substantial three bedroom detached bungalow set on a generous corner plot within the sought after residential area of Boley Park, Lichfield.

The property briefly comprises: entrance hallway, fitted kitchen, spacious lounge-diner, inner hallway, three bedrooms, bathroom, guest w/c and rear conservatory.

Externally the property offers private gardens to the front, side and rear with patio and lawn areas, as well as mature planted borders and gated side access. There is also a two car driveway and double garage.

Other benefits include: UPVC double glazing and gas central heating throughout.

Situated in Boley Park, the sought after location provides ease of access into Lichfield City centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. There is also a further range of facilities available in Boley Park with local supermarket, public house, travel agents, pharmacists and newsagents all within walking distance. Commuter benefits include direct access onto the A38 and both Lichfield City and Trent Valley Stations are within walking distance.

### RECEPTION HALL:

Accessed via the porch and featuring: carpeted flooring, ceiling light point, radiator, doors to

the lounge, master bedroom, guest w/c and kitchen.

### LOUNGE:

22' 10" into bay x 12' 7" (6.95m x 3.84m)  
Feature fireplace with fitted coal effect gas fire, carpeted flooring, coving, ceiling light points, radiator, window to side, bay window to the front and door into the inner hallway.

### KITCHEN:

8' 0" x 9' 0" (2.45m x 2.75m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space for further appliances, wall mounted boiler, strip light, window and door to side of property.

### INNER HALLWAY:

Ceiling light point, doors off to two bedrooms and the bathroom.

### MASTER BEDROOM:

11' 5" x 9' 5" (3.48m x 2.86m)  
Carpeted flooring, radiator, coving, ceiling light point and window to rear.

### BEDROOM TWO:

9' 9" x 9' 5" (2.97m x 2.87m)  
Carpeted flooring, coving, ceiling light point, radiator and door to the conservatory.

### BEDROOM THREE:

11' 6" x 8' 2" (3.51m x 2.50m)  
Fitted wardrobes, carpeted flooring, radiator, coving, ceiling light point and window to front.





**CONSERVATORY:**

11' 1" x 7' 1" (3.39m x 2.16m)  
Poly-carbonate roof with UPVC frame set on a brick base, tiled flooring, door to the garden.

**BATHROOM:**

Suite comprising: Bath, cabinet wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light, radiator and window to side.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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