



Heritage Court
Boley Park, Lichfield

Heritage Court

Boley Park, Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this outstanding three bedroom detached bungalow set in an extremely sought after Boley Park cul-de-sac location.

Set on a generous end corner plot the property offers a good sized private rear garden, double garage and new resin driveway parking for several vehicles.

Internally the property briefly comprises: reception hallway, large L-shaped lounge-diner, new fitted kitchen, large rear conservatory, new fitted shower room and en-suite plus three good sized bedrooms.

The property also benefits from double glazing throughout, plus a two year old combi boiler and central heating throughout.

Heritage Court occupies an established sought after location on the Boley Park Estate and 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. The property falls into the King Edward VI School catchment area.

RECEPTION HALL:

Front entrance door, carpeted flooring, airing cupboard, cloaks cupboard, coving, ceiling light point, radiator, doors to lounge-diner, kitchen, three bedrooms and the shower room.

L-SHAPED LOUNGE-DINER:

16' 5" x 20' 11" max (5.00m x 6.37m)
Feature fireplace with fitted electric fire, carpeted flooring, coving, TV & phone sockets, wall light points, french doors to the conservatory and bay window to front. Currently use as just a lounge the

space can also accommodate a dining table and chairs to the front.

NEW FITTED KITCHEN:

11' 2" x 9' 11" (3.40m x 3.02m)
Range of matching wall and base units incorporating display cupboards, drawers, display cabinets and granite work surfaces, inset bowl sink and drainer with mono tap, integrated double AEG oven and grill plus 4 ring induction hob with extractor hood, space for an American fridge-freezer and washing machine, integrated dishwasher, tiled flooring, light point, window and door to the rear conservatory.

CONSERVATORY:

Poly-carbonate sloping roof with upvc frame set on a brick base, two light and fan points, two electric heaters, tiled flooring, door and window to kitchen and French doors to rear garden.

MASTER BEDROOM:

13' 0" x 9' 5" (3.96m x 2.86m)
Fitted wardrobe and cabinets, carpeted flooring, ceiling light point, radiator, window to sides and door to en-suite.

EN-SUITE:

White suite comprising: shower cubicle, vanity wash hand basin with cabinet, low level w/c, heated towel rail, ceiling light point, aqua panelled walls, vinyl flooring and opaque window to front.

BEDROOM TWO:

9' 7" x 12' 8" (2.91m x 3.85m)
Built in wardrobe, ceiling light point, radiator and window to rear.

BEDROOM THREE:

6' 1" x 12' 8" (1.86m x 3.85m)
Carpeted flooring, ceiling light point, radiator and window to rear.





SHOWER ROOM:

Modern white suite comprising: walk in shower cubicle, wash hand basin and w/c, aqua panelled walls, vinyl flooring, ceiling light point, heated towel rail and opaque window to side.

DOUBLE GARAGE:

16' 8" x 16' 6" (5.08m x 5.03m)
Up and over twin doors, large boarded loft with access via a pull down ladder, window to rear, light and electric points plus door to rear garden.

EXTERNALLY:

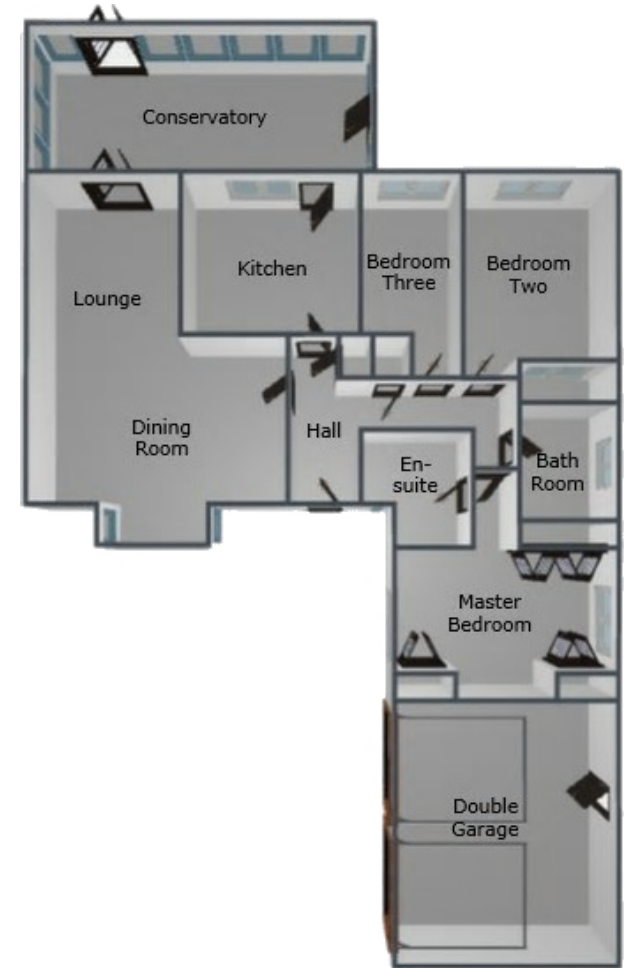
At the front is a lawn garden and newly laid resin driveway with parking for several vehicles which leads to the front entrance door and double garage. To the rear of the property is a good sized mature and secluded rear garden ideal for entertaining, it features a lawn as well as various mature trees, shrubs and flower beds.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

