



Freeford Gardens
Boley Park, Lichfield

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Boley Park



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious & well presented two bedroom detached bungalow set on a quiet residential cul-de-sac.

The property is being offered with NO ONWARD CHAIN.

The property has been updated and modernised throughout with new carpets, fireplace and wet room style bathroom having been fitted within the past few years.

The property briefly comprises: porch, entrance hallway, modern kitchen, lounge-diner, wet room and two bedrooms.

The property benefits from UPVC double glazing and gas central heating through out.

Freeford Gardens 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.

RECEPTION HALL:

Accessed via the porch and featuring: carpeted flooring, radiator, ceiling light point, storage cupboard, doors to kitchen and lounge-diner.

LOUNGE-DINER:

16' x 10' (4.88m x 3.05m)

Contemporary gas fireplace carpeted flooring, TV & phone sockets, ceiling and wall light points, two

radiators, window to front and opening to inner hallway with further doors to both bedrooms, wet room and airing cupboard.

MODERN FITTED KITCHEN:

8' 3' x 7' 5' (2.51m x 2.26m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with stainless steel extractor hood, tiled splash backs, space for further appliances, tiled flooring, ceiling light point, window and door to side of property.

INNER HALLWAY:

Carpeted flooring, ceiling light points, radiator and door to the lounge, shower room and two bedrooms.

MASTER BEDROOM:

4.14m x 3m into wardrobes (13'7" x 9'10")

Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to the rear.

BEDROOM TWO:

2.96m x 2.97m (9'9" x 9'9")

Carpeted flooring, radiator, ceiling light point and patio doors to the rear.

WET ROOM:

Wet room style with same level non slip flooring, shower, low level WC, wash hand basin, towel rail, wall tiling and window to the side.

GARAGE:

16' 10' x 8' 1' (5.13m x 2.46m)

Up and over entrance door, light and power points and plumbing for washing machine. Personal door access to rear garden.





EXTERNALLY:

The property is set back from the road with a private driveway and carport providing off-road parking flanked by a lawned fore-garden with attractive tree and shrubs. Side gated access leads to the rear where there is a good sized very private garden which is delightfully landscaped with well stocked herbaceous borders, generous patio area, side pathway, lawns, laurel hedging and useful lean-to greenhouse.

VIEWING:

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

DISCLAIMER:

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