



Birchwood Road
Boley Park, Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this detached four bedroom family home situated in the highly sought after Lichfield suburb of Boley Park.

The property is being offered with NO ONWARD CHAIN.

Inside, the property briefly comprises: entrance hallway, spacious front lounge, rear dining room and kitchen, shower room, tandem garage, landing, family bathroom and three well proportioned double bedrooms and a single.

There is potential to extend above and into the current tandem garage.

Externally, the property is back from the main road on a shared private driveway, with parking for two cars, and a good sized rear garden with gated side access, patio and lawns areas.

Other benefits include: UPVC double glazing and gas central heating throughout, provided by a Worcester Bosch boiler at the rear of the garage.

Birchwood Road occupies an established sought after location in the Boley Park Estate and provides ease of access into Lichfield city centre with its diverse range of amenities. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available.

RECEPTION HALL:

UPVC entrance door, carpeted flooring, ceiling light point, radiator, doors to the ground floor shower room and lounge.

LOUNGE:

14' 6" x 13' 3" into bay (4.41m x 4.03m)
Feature fireplace with fitted gas fire and brick surround, carpeted flooring, TV aerial sockets, ceiling light points, radiators, exposed ceilings, bay window to the front, door to the dining room.

DINING AREA:

11' 6" x 11' 8" (3.50m x 3.55m)
Carpeted flooring, ceiling light point, radiator, stairs to the first floor, patio doors to the garden, door to the kitchen.

KITCHEN:

8' 2" x 11' 6" (2.50m x 3.50m)
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, space for further white goods such as fridge-freezer, washing machine and dryer, wall tiling, tiled flooring, ceiling light, radiator, pantry cupboard, window to the rear and door to the tandem garage.

TANDEM GARAGE:

7' 11" x 30' 7" (2.42m x 9.31m)
Electric roller shutter front door, further door to the rear garden, light and electric points.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms and family bathroom plus a loft access hatch.

BEDROOM ONE:

11' 4" x 15' 3" into bay (3.45m x 4.65m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point and bay window to the front.





BEDROOM TWO:

11' 4" x 8' 7" (3.45m x 2.61m)

Built in wardrobe, airing cupboard, carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

8' 6" x 9' 2" (2.60m x 2.80m)

Carpeted flooring, ceiling light point, radiator and window to the front.

BEDROOM FOUR:

8' 6" x 7' 9" (2.60m x 2.35m)

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



FAMILY BATHROOM:

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



GROUND FLOOR SHOWER ROOM:

Suite comprising: shower cubicle, low level WC, wash hand basin, carpeted flooring, light point, extractor and radiator.

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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