



Freeford Gardens
Boley Park, Lichfield

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Lovett & Co. Estate Agents are delighted to present this spacious four-bedroom detached family home, situated on a generous corner plot in a highly sought-after cul-de-sac.

The property offers well-proportioned living space, comprising: an inviting entrance hallway, a bright and spacious lounge, a large dining room, a well-equipped kitchen with a breakfast area, a guest WC, and a double garage. Upstairs, the landing leads to four generously sized bedrooms, including a master suite with an en-suite shower room, as well as a modern family bathroom.

Externally, the property benefits from driveway parking to the side, with additional space available in the double garage. The expansive southwest-facing rear garden enjoys sunlight throughout the day and features a patio and lawn—perfect for family activities and entertaining guests. A gated side entrance and a garden shed provide additional convenience and storage.

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

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:

UPVC entrance door, laminate flooring, radiator, under stairs cupboard, stairs to the first floor, light points, doors to the WC, dining room and breakfast room, plus French doors to the lounge.

LOUNGE:

10' 10" x 20' 7" (3.30m x 6.28m)

Feature fireplace with electric fire, carpeted flooring, TV aerial & phone sockets, ceiling and wall light points, radiators, patio door to the garden and window to the front.

DINING ROOM:

13' 11" x 9' 0" (4.25m x 2.75m)

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

KITCHEN:

10' 0" x 9' 6" (3.05m x 2.90m)

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 induction hob with extractor hood, integrated fridge, laminate flooring, ceiling light point, windows to the front and side, door to the double garage and opening to the breakfast kitchen.

BREAKFAST KITCHEN:

7' 5" x 11' 4" (2.25m x 3.45m)

Further range of wall and base units with work surfaces, cabinets, sink and drainer with hot and cold taps, space for a washing machine and dishwasher or tumble dryer, wall mounted gas boiler, strip lighting, laminate flooring, door from the hallway and window to the front.

GUEST WC:

Suite comprising: low level WC, wash hand basin, light point, radiator and window to the front.

DOUBLE GARAGE:

17' 4" x 17' 8" (5.28m x 5.39m)

Electric roller shutter door, light and electric points, attic storage space, room for further white goods such as freezer etc, window and door into the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch to the part boarded attic, doors off to four bedrooms, family bathroom and airing cupboard.

BEDROOM ONE:

11' 6" x 9' 10" (3.50m x 3.00m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to the front and door to the en-suite shower room.





EN-SUITE:

Suite comprising: walk in shower cubicle with mains shower, wash hand basin, low level WC, laminate flooring, towel radiator, touch free mirror with shaver point, light point and window to the front.

BEDROOM TWO:

11' 0" x 8' 6" (3.36m x 2.60m)

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

BEDROOM THREE:

7' 9" x 9' 10" (2.36m x 3.00m)

Built in wardrobe, laminate flooring, ceiling light point, radiator and window to the front.

BEDROOM FOUR:

7' 9" x 8' 9" (2.36m x 2.66m)

Built in wardrobe, laminate flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: large corner bath with electric shower above, cabinet wash hand basin, low level W/C, wall tiling, laminate flooring, ceiling light, towel radiator and window to rear.



EXTERNALLY:

At the front is a pathway from the pavement accessing the front entrance door. To the side is a driveway and access to the double garage. The large south west facing private rear garden collects the sun all day long and is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn, shed, shrubs and flowerbeds.

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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