



Copperfields  
Boley Park, Lichfield



# Copperfields Boley Park



Lovett&Co. Estate Agents are pleased to offer for sale this two/ bedroom semi-detached house set within a small retirement community for the over 55's.

The property is situated within a quite cul-de-sac just a short walk from the city centre and briefly comprises: entrance hallway, spacious lounge, modern fitted kitchen, dining room/bedroom, shower room, landing, two double bedrooms plus a WC and useful utility airing cupboard.

Other features include: an allocated parking space plus visitors space, private rear courtyard opening to the communal gardens, flexible ground floor dining room which could be used as an additional or main bedroom.

Gas central heating and a new boiler where fitted the property around 3 to 4 years ago.

There is a monthly service charge for the property with costs covering the upkeep of the communal areas, plus the gardens, use of the laundry and residents lounge, plus an onsite manager who can facilitate the needs of the residents requirements. The property is also fitted with a personal alarm system to call the manager in cases of Emergency. Furthermore the service charge covers maintenance on the outside of the property including the roof and brick work, as well as window cleaning.

Further details on the [housingcare.org](http://housingcare.org) website which quotes "Our Court Manager Service is an important and integral part of Housing & Care 21's approach to supporting our residents. It is designed to offer support and security to the court and those residents on court who need it. The service is about promoting and encouraging individuals to maintain their independence in their own home.

Our Managers are also responsible for the day to day running of the court including looking after the Health & Safety, property management and resident engagement"

The property is located on the edge of Boley park, just outside Lichfield City Centre with its wide range of shops, restaurants and other attractions whilst also being conveniently located for access to good local schooling, supermarkets and doctors surgery. Commuter routes include A38, A5 & M6 toll road linking the midlands

motorway network with both cross & inter city train services also available.

## RECEPTION HALL:

Entrance door, carpeted flooring, window to side, radiator, ceiling light point, useful under stairs storage cupboard, stairs to first floor and doors to the lounge, dining room, kitchen and shower room.

## LOUNGE:

16' 0" x 9' 8" (4.87m x 2.95m)  
Feature fireplace, carpeted flooring,, ceiling and wall light points, patio doors to the rear garden, french doors to the dining room and door to the hallway.

## DINING ROOM/BEDROOM:

12' 1" x 10' 9" (3.68m x 3.27m)  
Fitted cupboard/wardrobe, carpeted flooring, coving, TV & phone sockets, ceiling light point, window too front and French doors to the lounge.

## NEW FITTED KITCHEN:

8' 9" x 7' 11" (2.66m x 2.42m)  
Range of matching modern wall and base units incorporating cabinets with easy pull down shelving, cupboards with corner carousel storage, complimentary work surfaces, inset bowl sink and drainer with mono tap, integrated electric & oven hob with hood, integrated dishwasher, space for fridge freezer, (washing facilities are based in the communal laundry).

## WET ROOM / SHOWER ROOM:

Suite comprising: shower with electric power shower, cabinet wash hand basin, low level WC, wall tiling, vinyl flooring, extractor fan and window to side.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, doors off to two bedrooms, bathroom and access to the loft space.

## MASTER BEDROOM:

15' 5" x 13' 10" (4.70m x 4.22m max)  
Built in wardrobes, carpeted flooring, radiator, ceiling light point, bay window to front with cupboard below, door to a large eaves storage space.





### **BEDROOM TWO:**

10' 0" x 12' 1" (3.05m x 3.69m max)

Carpeted flooring, ceiling light point, radiator, window to rear with cupboard below and door to a further eaves storage space.

### **FIRST FLOOR WC:**

White suite comprising: wash hand basin, low level WC, wall tiling, vinyl flooring, ceiling light, extractor fan and window to side.

### **UTILITY AIRING CUPBOARD:**

Space and plumbing for a washing machine and space to air clothes.

### **EXTERNALLY:**

There is a private allocated parking space at the entrance of the cul-de-sac with further visitors space and a pathway leading to the front door through the small front garden. The private patio courtyard is open to the communal gardens with side access and has a hedged rear border and well maintained lawn areas. The storage unit to the side also has electric sockets and could be used to store an electric mobility scooter.



### **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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