

Hartslade  
Boley Park, Lichfield

# Hartslade

## Boley Park



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom detached family home situated in a quiet cul-de-sac on the sought after residential area of Boley Park, Lichfield.

This property boasts ample living and sleeping space, making it ideal for families of any size and age. It features a spacious front driveway with off-road parking for three cars, a double tandem garage, and a beautifully re-landscaped private rear garden.

The ground floor showcases a modern open-plan layout, highlighted by a stunning new kitchen-diner and a roomy lounge area. There's also a charming conservatory, a handy guest w/c, and a welcoming entrance hall. The first floor comprises: landing, four bedrooms, three of which are large doubles plus a good sized single room as well as the new contemporary fitted family bathroom. The property benefits from new loft insulation, re-decoration and new flooring, new guttering and drain pipes, UPVC double glazing and modern economical HIVE central heating system.

Hartslade 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:

Accessed through the entrance porch it features: laminate flooring, ceiling light point, radiator, stairs to first floor and door to the lounge, kitchen and guest WC.

### OPEN PLAN KITCHEN, DINER & LIVING AREA:

18' 0" max x 25' 7" max (5.49m x 7.80m)

Contemporary open plan living space which incorporates the front lounge, rear kitchen and dining area.

### LOUNGE:

12' 0" x 14' 11" (3.66m x 4.55m)

Laminate flooring, coving, Broadband connection, ceiling light point, radiator, bay window to the front and open plan to the dining area.

### DINING AREA:

8' 10" x 10' 10" (2.68m x 3.31m)

Laminate flooring, ceiling light point, radiator, French doors to the conservatory and open plan to kitchen area and lounge.

### KITCHEN:

9' 1" x 13' 0" max (2.78m x 3.95m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and four ring induction hob, integrated wine cooler, ceiling light point, laminate flooring, radiator, under stairs store/pantry, window to rear and doors to the hallway and tandem garage.

### CONSERVATORY:

9' 5" x 9' 4" (2.87m x 2.85m)

Poly-carbonate pitched roof set on a UPVC frame with brick base, tiled flooring, light point and fan, French doors to the garden.

### TANDEM GARAGE:

8' 10" x 32' 0" (2.69m x 9.76m)

Up and over front door, light and electric points, pitched attic space to the front, window and door to the rear garden, door into the kitchen. There is also potential to convert the rear garage to a separate utility room (plans available on request)

### GUEST WC:

Modern fitted suite comprising: low level WC, cabinet wash hand basin, towel rail, light point, laminate tiled floor and window to the side.

### FIRST FLOOR LANDING:

Laminate flooring, ceiling light point, loft access hatch, doors off to four bedrooms, family bathroom and airing cupboard.





#### **MASTER BEDROOM:**

10' 10" x 12' 4" (3.30m x 3.77m)

Fitted wardrobes, laminate flooring, radiator, ceiling light point and box window to the front.

#### **BEDROOM TWO:**

10' 10" x 11' 7" (3.30m x 3.54m)

Fitted wardrobe, laminate flooring, ceiling light point, radiator and window to rear.

#### **BEDROOM THREE:**

9' 3" x 18' 5" (2.81m x 5.61m)

Fitted wardrobe, laminate flooring, ceiling light points, radiator and windows to the front and rear.

#### **BEDROOM FOUR:**

7' 5" x 8' 10" (2.26m x 2.69m)

Built in wardrobe/cupboard, laminate flooring, ceiling light points, radiator and window to the front.

#### **FAMILY BATHROOM:**

Full bathroom suite comprising: bath, separate shower cubicle, cabinet wash hand basin, low level W/C, tiled walls and flooring, ceiling light, radiator and window to rear.



#### **EXTERNALLY:**

At the front is a block paved driveway with parking for at least three vehicles which leads to the front entrance door, tandem garage and EV charger. On the front right is a lawn garden with planted borders to the front and side. The private landscaped rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, various trees, 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.

#### **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 have 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.



