



Haymoor
Boley Park, Lichfield

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Boley Park



Lovett&Co. Estate Agents are pleased to offer for sale, this beautifully presented three bedroom semi detached house set on a delightful, private and very secluded plot, tucked away in the corner of a quiet cul-de-sac in the after area of Boley Park.

The property has been tastefully decorated and finished to an excellent standard. On the ground floor the property features a spacious lounge, open plan kitchen-diner with a modern fitted kitchen plus an inviting entrance hall. On the first floor there is a landing, three bedrooms and modern fitted bathroom.

Externally the property offers charming, good sized and very private rear garden which is south east facing and features a lawn, patio area and rear seating area as well as various plants and trees. To the front is another lovely landscaped garden. There is also a detached garage with driveway for two cars to the front.

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

Haymoor 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:

Front entrance door, Parquet style flooring, carpeted stairs to first floor, ceiling light point, door to lounge.

LOUNGE:

14' 7" x 11' 1" (4.45m x 3.38m)

Carpeted flooring, coving, recessed spot lights, radiator, feature fireplace with brick surround, window to front and double doors to dining area.

DINING AREA:

10' 6" x 8' 1" (3.19m x 2.46m)

Carpeted flooring coving, ceiling light point, space for table and chairs, window and stable, door to garden and open plan to kitchen.

KITCHEN

10' 4" x 5' 10" (3.15m x 1.78m)

Range of matching wall and base units incorporating cupboards, drawers, wine rack and work surfaces, inset stainless steel bowl sink and drainer with mono tap, integrated oven and four ring gas hob with extractor hood, Karndean flooring, ceiling light point, space for further appliances, recessed spot lights and window to rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, airing cupboard, doors to bedrooms and bathroom.

MASTER BEDROOM:

12' 3" x 8' 5" (3.74m x 2.56m)

Carpeted flooring, ceiling light point, built in wardrobe, radiator and window to rear.

BEDROOM TWO:

10' 1" x 7' 0" (3.07m x 2.14m)

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





BEDROOM THREE:

7' 0" x 6' 11" (2.14m x 2.11m)

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

BATHROOM:

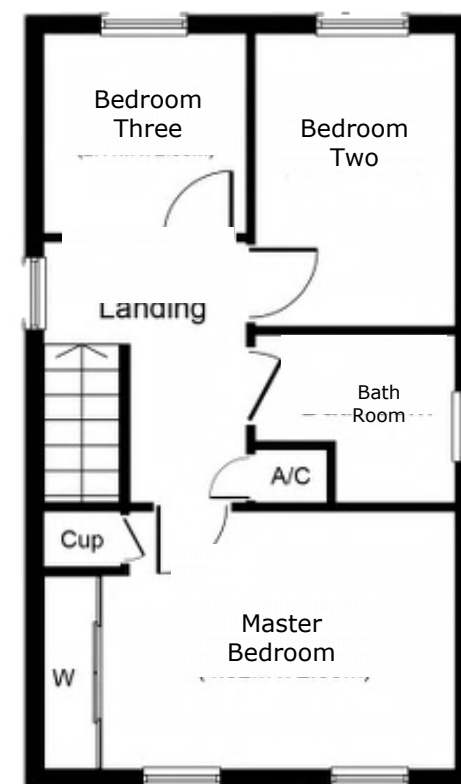
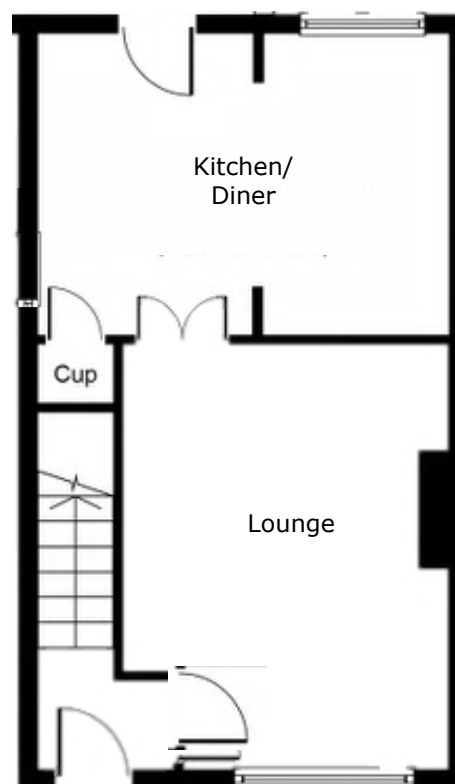
White suite comprising: bath with shower and screen, cabinet wash hand basin, low level W/C, wall tiling, ceiling light point and window to side.

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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