



Curlew Close
Boley Park, Lichfield



Lovett&Co. Estate Agents are delighted to offer for sale this unique and well presented one bedroom end-terraced property, boasting a striking mezzanine bedroom level, impressive vaulted ceiling and spacious open-plan living accommodation.

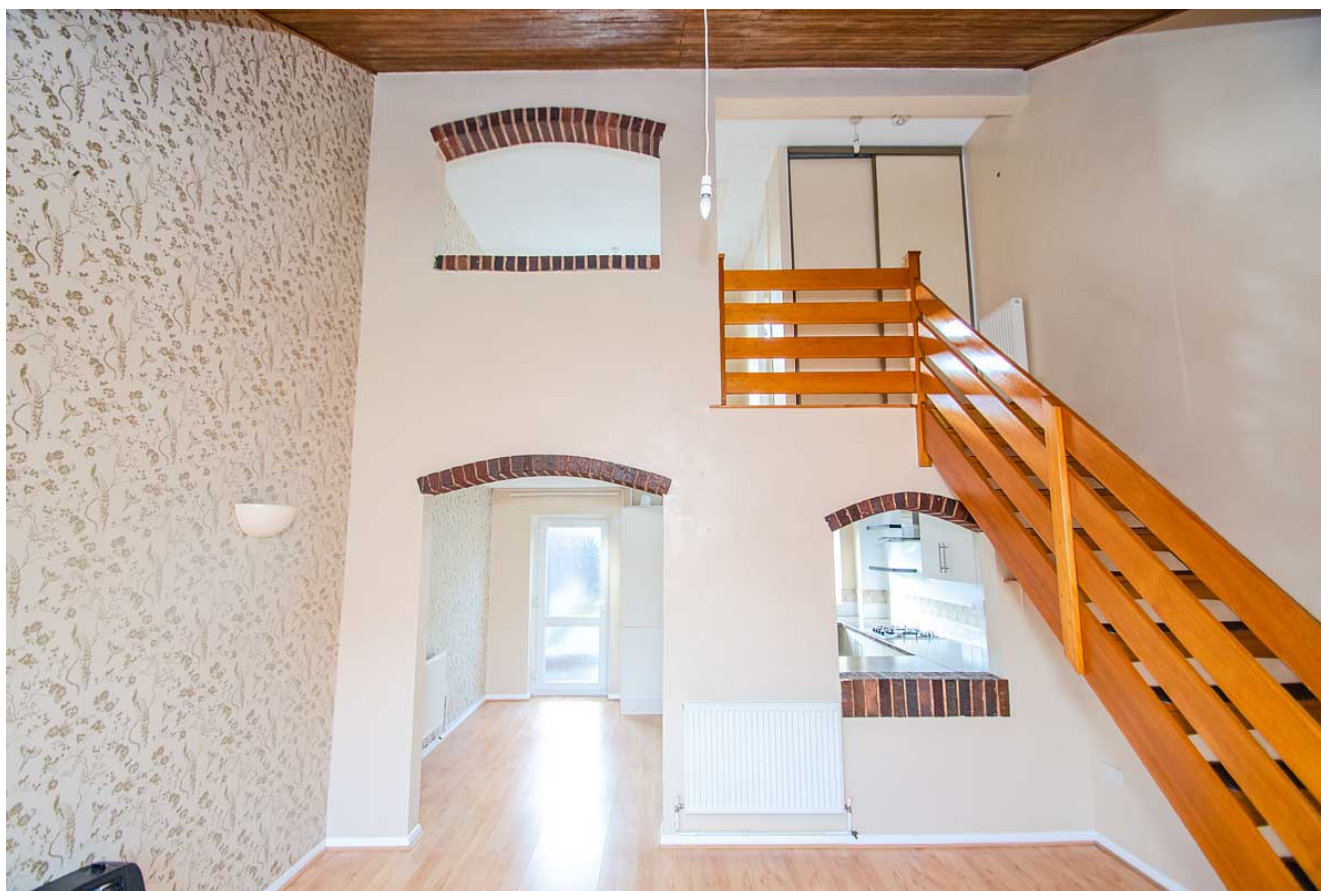
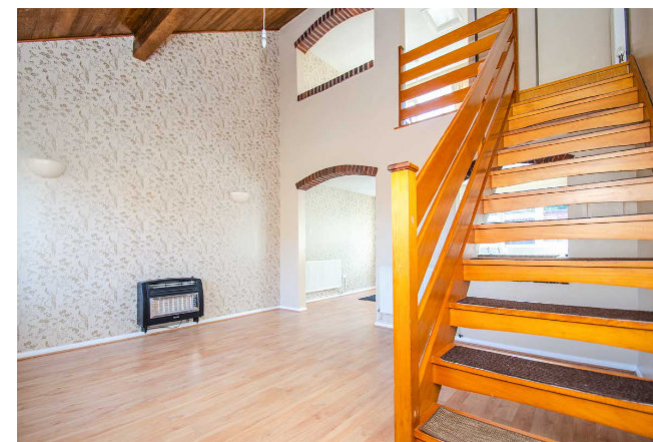
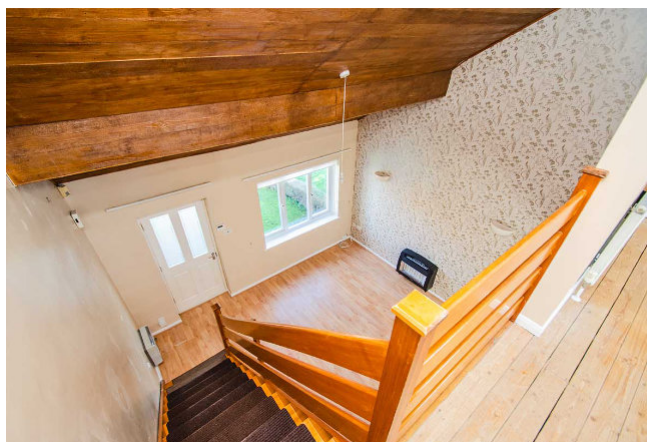
Offered with NO ONWARD CHAIN, this charming and characterful home offers something a little different from the typical one bedroom property, making it an ideal purchase for first time buyers, investors or those seeking a potential holiday let or short-term rental opportunity.

One of the property's standout features is its impressive open-plan design, creating a wonderful sense of space and light throughout. The entrance porch opens into a generous lounge with a stunning high vaulted ceiling, flowing seamlessly into the spacious kitchen-diner. Overlooking the living area is the mezzanine bedroom, complete with built-in wardrobes and its own en-suite shower room.

Externally, the property continues to impress with a south-facing rear garden, providing the perfect setting for relaxing, outdoor dining and entertaining guests. Further benefits include off-road parking and a garage situated to the rear.

Additional features include UPVC double glazing, gas central heating supplied by a modern combination boiler installed in 2024, and an updated electrical consumer unit fitted in 2023.

Combining character, contemporary open-plan living and practical features, this distinctive property presents a fantastic opportunity for buyers looking for a home with a difference.





Curlew Close occupies a well established and sought after location on the Boley Park Estate and provides ease of access into Lichfield city centre with its diverse range of amenities including bars, restaurants, cafes and shops as well as supermarkets. Notably, the Boley Park shopping centre is a 30 second walk away. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available.

PORCH:

UPVC entrance door and double glazed windows to the side, useful cupboard, wooden flooring, and further door to the living room.

LOUNGE:

14' 7" x 12' 4" (4.45m x 3.75m)

Impressive vaulted ceiling with wooden cladding, laminate flooring, radiators, window to the front, gas connection for a fireplace, stairs to the first floor mezzanine bedroom and openings to the kitchen-diner.

KITCHEN-DINER:

14' 7" x 9' 10" (4.45m x 3.00m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, 4 ring gas hob with extractor hood, space for a fridge-freezer and washing machine, light point, radiator, laminate flooring and tiled laminate flooring, window and door to the rear garden.

FIRST FLOOR LANDING:

Laminate flooring, ceiling light point, wardrobes with sliding doors, opening to the bedroom and mezzanine balcony overlooking the living room.

BEDROOM ONE:

3.56m (11' 8") x 3.3m (10' 10")





Laminate flooring, radiator, ceiling light point and window to rear, door to the en-suite.

EN-SUITE SHOWER-ROOM:

Modern suite comprising: shower cubicle, wash hand basin, low level W/C, wall tiling, tiled flooring, light point, radiator and window to the rear.

SINGLE GARAGE:

8' 4" x 17' 5" (2.55m x 5.30m)

Up and over metal front door, side door and window to the car parking space.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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