

Birchwood Road

Boley Park, Lichfield, WS14 9UW

John German



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Offers Over £550,000

This superbly presented and extended four-bedroom detached family home is situated in a sought-after location within the ever popular Boley Park area of Lichfield.



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This well-presented and extended four-bedroom detached family home sits proudly on Birchwood Road in Lichfield. The highly sought-after location of Boley Park offers a range of shops, a local pub, and a recently refurbished Co-op supermarket. Nearby road links include the A38, A5 and M6 Toll. Lichfield has two rail stations - Lichfield City station and Lichfield Trent Valley offering services to London Euston, Birmingham and many more. Lichfield's city centre is home to a range of boutique shops, cosy cafes, thriving markets, excellent schools and a fantastic selection of restaurants, bars, and pubs.

The entrance door opens into the hallway with wooden style flooring, and doors off into the ground floor shower room and living room. The contemporary ground floor shower room comprises of a corner shower cubicle with rainfall shower, low level WC, wash hand basin, chrome style heated towel rail, half tiled walls and flooring and a ceiling light point. The living room has a feature fireplace, carpeted flooring, walk-in bay window to the front aspect, and a door opening into the dining room. The dining room is a superb space which has been extended to the rear to create a dining and living area with carpeted stairs rising to the first floor landing, door into the kitchen, bi-folding doors opening out to the rear garden, solid oak flooring, two roof lanterns, along with windows to the side and rear aspects, making this a great space for modern family living.

The kitchen is fitted with a range of matching wall and base units with wooden worksurfaces over, inset stainless steel sink with mixer tap over, a Neff five burner gas hob with extractor above and Neff double oven. There is a tiled flooring, two ceiling light points, a window to the rear aspect and a door into the utility. The spacious utility room has an inset Belfast sink, space and plumbing for a washing machine and tumble dryer, a barn style door out to the rear garden and a door opening into the garage.

Upstairs you are greeted by four well proportioned bedrooms and a modern family bathroom. There are two spacious double rooms and two further single bedrooms, all of which are serviced by the family bathroom comprising of an L-shaped bath with rainfall shower over, chrome style heated towel rail, tiled walls and flooring, mirrored bathroom cabinet and a UPVC double glazed window to the side aspect.

Outside, to the front of the home is a lawn and a block-paved driveway leading to the garage with an up and over door, power and lighting. To the rear of the home is a low maintenance landscaped garden with well stocked borders containing a variety of plants and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22072026







Ground Floor

Approximate total area⁽¹⁾

134.1 m²

1446 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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