



14, Holywell Rise, Boley Park, Lichfield, WS14 9SW

£625,000

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DESCRIPTION

You could be forgiven that this stunning home on Holywell Rise has the holy trinity of the property world! A large landscaped plot, a beautiful rear outlook, and being impeccably maintained right throughout. But you'd be wrong if you thought it was just a trinity of tick boxes with big ticks in with this outstanding home! Coming with spacious accommodation throughout, sitting on a quiet cul-de-sac with plenty of parking on the large driveway, remote controlled garage doors and high specification re-fitted bathrooms and kitchen, it's plain to see that there really isn't anything to dislike here! The accommodation really is as superb as it looks and comprises a large entrance hall, living room with bay window leading to a dining room, that stylish, quality kitchen with dining area off having bi-fold doors to the garden and a rear porch leading to the modern guest WC. Upstairs, the largest four bedrooms are all very generous doubles with the fifth being a good study or single bedroom. The shower room and en-suite are exactly as you'd expect too, contemporary, stylish and high spec. Outside, is it possible to be even better than inside? Well yes, because that is where this property shines brighter than the rest! The large drive provides plenty of parking in front of the double garage, and the gated rear garden has been lovingly landscaped and manicured by the current owner and is awash with colour from the mature shrub beds. There is also a large lawn with spacious block paved patio, whilst a gate opens to the rear out onto the park, over which the rear bedrooms have a spectacular outlook. This home is even better than the photographs suggest let me assure you, so do NOT miss out, and book in your visit today!



ACCOMMODATION

ENTRANCE HALL

A front facing composite exterior door with double glazed panels inset sits beside two front facing UPVC double glazed windows and opens to a very spacious through entrance hall. The hall is fitted with a Karndean wood effect flooring, radiator and ceiling coving whilst a staircase leads up to the first floor accommodation.

LIVING ROOM 16' 7" (max into bay) x 11' 11" (5.06m (max into bay) x 3.63m)

The spacious living room benefits from having a front facing UPVC double glazed bay window along with a radiator and ceiling coving. There is also a ceiling rose and a gas fire sits within a solid marble surround with matching hearth beneath. A recess leads through to the dining room.

DINING ROOM 15' 6" (max into bay) x 9' 9" (4.73m (max into bay) x 2.96m)

Opening from the living room, this spacious second reception area is fitted with ceiling coving, a ceiling rose and a radiator whilst a rear facing UPVC double glazed bay window overlooks a stunning garden.

KITCHEN / DINER 20' 6" (max) x 15' 4" (max) (6.25m (max into bay) x 4.67m (max))

A stunning and high specification kitchen/diner comprises the following:

KITCHEN AREA 12' 0" x 8' 8" (3.67m x 2.65m)

The kitchen has been re-fitted to a high specification, comprising a range of matching base cabinets and wall units whilst a double bowl ceramic sink is set into a solid granite work surface with matching splashback and also has a brushed stainless steel mixer tap. There is an integrated washing machine and fridge/freezer with space also available for a Range style cooker with extractor hood above. The kitchen has recessed ceiling spotlights and under cabinet lighting. There is a rear facing UPVC double glazed window whilst a recess opens through to the dining area.



DINING AREA 11' 6" x 15' 4" (max into bay) (3.50m x 4.67m (max into bay))

The dining area is fitted with a dresser matching the units in the kitchen whilst there is a radiator and wood effect flooring as well as recessed ceiling spotlights and a stunning bay added on to the rear with side facing UPVC double glazed windows and rear facing double glazed bi-fold doors opening the room right up to the garden. Doors open to a double garage and side porch area.

SIDE PORCH

The side porch is fitted with a Karndean wood effect flooring, ceiling coving and recessed ceiling spotlight whilst a side facing UPVC double glazed exterior door opens out to the garden. A further internal door opens through to the guest WC.

GUEST WC

A magnificent and re-fitted guest WC comprises a white suite including an integrated low level flush WC and a vanity unit with wash-hand basin and chrome mixer tap and there is a wall mounted chrome heated towel rail whilst there is a Karndean wood effect flooring.

FIRST FLOOR LANDING

A staircase leads up to a very spacious first floor landing area which is fitted with ceiling coving and a loft access hatch with drop down ladder. There is also a radiator and a door opening to a useful airing cupboard containing the gas fired Worcester-Bosch combi boiler.

MASTER BEDROOM 13' 1" (max into bay) x 12' 2" (4.00m (max into bay) x 3.72m)

A good sized Master Bedroom is fitted with a radiator, ceiling coving and front facing UPVC double glazed bay window, flooding the room with natural light and providing a fabulous and far-reaching view over the tops of the neighbouring houses.

EN-SUITE

Another impeccably re-fitted and contemporary room, the en-suite is fitted with a white suite including a low level flush WC, vanity unit with wash-hand basin and chrome mixer tap and a double shower enclosure with rainfall style showerhead. The walls are fully tiled and there is a wall mounted chrome heated towel rail and tile effect flooring as well as recessed ceiling spotlights and front facing UPVC double glazed window.



BEDROOM TWO 11' 4" x 10' 3" (max) (3.46m x 3.12m (max))

Simply put, bedrooms two, three and four are all very generous doubles and any one of them could be used as bedroom two. This particular room is fitted with a radiator, ceiling coving and built in wardrobes with mirror fronted sliding doors whilst a rear facing UPVC double glazed window provides a stunning view over the impeccably manicured gardens and green to the rear.

BEDROOM THREE 11' 4" x 10' 2" (max) (3.46m x 3.10m (max))

A third double bedroom is fitted with a radiator, built in double wardrobe with mirror fronted sliding doors and a front facing UPVC double glazed window whilst a loft access hatch opens to a good sized loft with wooden drop down ladders.

BEDROOM FOUR 11' 5" x 10' 4" (3.47m x 3.16m)

Bedroom four is a very spacious double fitted with a radiator, ceiling coving and rear facing UPVC double glazed window, again providing the breathtaking outlook over the garden and adjoining green.

BEDROOM FIVE 7' 5" x 7' 3" (2.26m x 2.20m)

Bedroom five/the perfect study area is fitted with a radiator, ceiling coving and a rear facing UPVC double glazed window, again providing a stunning outlook.

SHOWER ROOM 12' 1" x 5' 6" (3.68m x 1.68m)

The shower room is just as you might expect, presented to impeccable standards and fitted with a contemporary white suite. There is an integrated low level flush WC, large vanity unit with wash-hand basin and chrome mixer tap and a double shower enclosure with rainfall style shower head and separate showerhead attachment. There are recessed ceiling spotlights, fully tiled walls and a chrome heated towel rail as well as a tile effect flooring, extractor fan and side facing UPVC double glazed window.

DOUBLE GARAGE 18' 1" x 16' 11" (5.52m x 5.15m)

Two separate remote controlled roller garage doors open to a double garage which benefits from its own lighting and power. The garage is fitted with a rubber tiled floor whilst there is a useful utility space located to the rear with spaces for a washing machine/tumble-dryer, refrigerator and freezer sitting beneath a wood effect work surface. Above the work surface are





contemporary matching wall units whilst there is also a side facing UPVC double glazed exterior door.

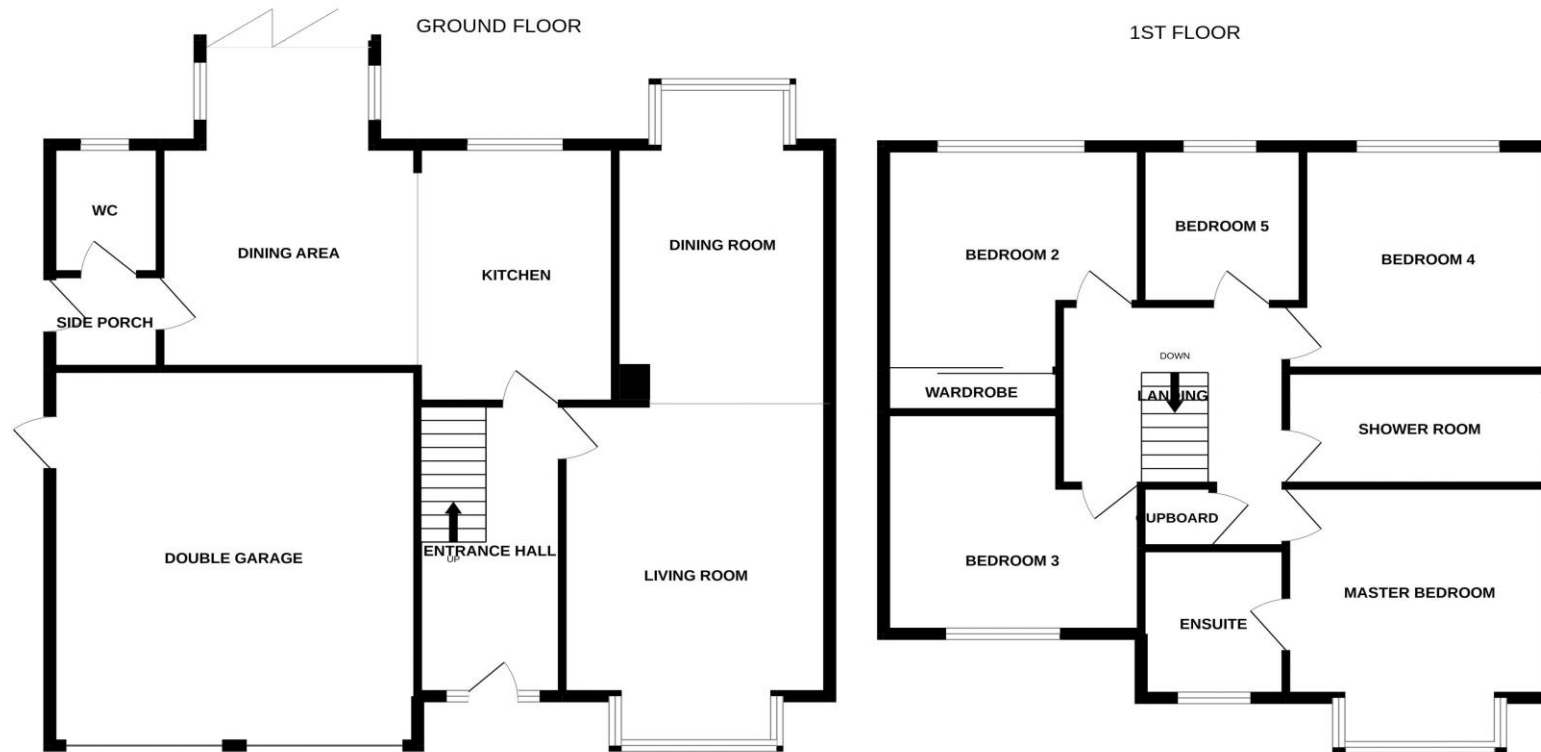
EXTERIOR

If by now you are excited about the house, then prepare to be blown away by the spectacular plot! A large tarmac drive provides plenty of off street parking whilst there is an attractive and lawned front garden with hedged boundaries and well stocked shrub beds. Gates open down either side of the property to provide access to the wonderful, enclosed and very private rear garden. The rear has been lovingly manicured to incorporate a block paved patio, accessed via the kitchen/diner with steps leading up to a lawned garden with mature shrub borders to all sides. There are further steps leading up to a gate which provide direct access to a green.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold **Local Authority & Council Tax Band:** Lichfield District Council / F **Services:** We understand that the property is connected to mains gas, electric, water and drainage.

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