

Baskeyfield Close

Boley Park, Lichfield, WS14 9YT

John German





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£315,000

An extended two bedroom semi detached family home nestled on a quiet cul-de-sac within Boley Park.



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This modern extended two bedroom semi-detached family home, recently refurbished nestled within Baskeyfield Close, a quiet cul-de-sac location, positioned within the highly desirable location of Boley Park in Lichfield. This highly desirable location within Lichfield offers a range of shops, a local pub and a recently refurbished Co-op supermarket. The property has a range of nearby primary schools, and for secondary education its Nether Stowe School. Nearby road links include the A38, A5 and M6 Toll Road. Lichfield has two rail stations - Lichfield City station and Lichfield Trent Valley, offering services to London Euston, Birmingham, and many more.

Internally the property comprises; An entrance door opens into the hallway with wooden style flooring, doors off to the guest WC, a cupboard housing the washing machine and a door into the kitchen.

The modern re-fitted kitchen has an extensive range of matching high gloss wall and base units with contrasting worksurfaces over, an inset matt black sink with drainer and mixer tap over, a built in oven, hob and extractor along with a variety of built in appliances. There are spotlights to the ceiling and a UPVC double glazed window to the front aspect.

The spacious living room has Amtico flooring, stairs rising to the first floor landing, two windows to the rear aspect, ceiling spotlights and a feature gas fireplace. The second reception room is the extended part of the house and provides a lovely snug, dining room/office with wooden style flooring, window to the rear aspect, a door out to the rear garden and a door opening into the garage.

Upstairs there are two spacious double bedrooms and a modern family bathroom.

Outside to the front of the property is a tarmac driveway providing off-road parking for two cars and access into the garage via an up and over door. To the rear of the home is a fully enclosed garden with a paved patio seating area, garden shed and lawn.

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: Traditional

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre - 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 C

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

Our Ref: JGA/28082026

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

84.4 m²
908 ft²

Reduced headroom

1.7 m²
18 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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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