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37 Heritage Court, Lichfield, WS14 9ST

£575,000

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UNEXPECTEDLY REMARKETED a rare opportunity to acquire a beautifully presented detached bungalow in a private position on the ever popular Boley Park, Lichfield, desired for its accessibility to the city centre, local amenities and all transport links. This property offers plenty of living space and sits at the end of a cul-de-sac with a double garage and delightful rear garden. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Porch, Hallway with storage, Living Room, Dining Room, Garden Room and Kitchen. Two double Bedrooms with plenty of fitted storage and two modern Shower Rooms. Driveway and Double Garage to the front and a fabulous, private garden to the rear. EPC RATING - D

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Total floor area 137.4 sq.m. (1,479 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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**Entrance Porch**
accessed via a double-glazed front door and having inset ceiling spotlights, tiled flooring and a timber glazed door into the

**Hallway**
having two ceiling light points, access to the partially boarded loft, coving, decorative dado rail, radiator, useful storage cupboard with shelving and an airing cupboard housing the central heating boiler

**Living Room**
having a fabulous inset living flame, log effect gas fire with a mantle and hearth. Coving, four wall light points, radiator and a UPVC double-glazed bay window overlooking the front aspect. Open archway into the

**Dining Room**
having a ceiling light point, coving, serving hatch into the kitchen, radiator and UPVC double-glazed patio doors into the

**Garden Room**
being brick based with UPVC double-glazed units and a solid roof with roof skylight providing plenty of natural light. Inset ceiling spotlights, radiator, tiled floor and French doors into the rear garden

**Kitchen**
having a range of modern wall and base units with oak effect roll top work surfaces, co-ordinating upstands and an inset acrylic sink and a half with drainer. Integrated electric oven, gas hob with extractor hood, fridge-freezer and a dishwasher. Ceiling light point, radiator, wood effect tiled flooring, UPVC double-glazed window to the rear aspect and a double-glazed door into the garden

**Bedroom One**
having an extensive range of built in wardrobes providing ample hanging and storage space. Ceiling light point, coving, two radiators, decorative dado rail and two UPVC double-glazed windows overlooking the rear garden

**Shower Room**
accessed from the hallway and having a walk in shower enclosure with an overhead mains powered fitment and aqua panelling to the walls, vanity hand wash basin and a close-coupled WC. Ceiling light point, part tiling to the walls, towel radiator and a UPVC double-glazed window to the side aspect

**Bedroom Two**
again benefitting from a double fitted wardrobe providing storage space. Ceiling light point, coving, radiator, decorative dado rail and a UPVC double-glazed window to the front aspect

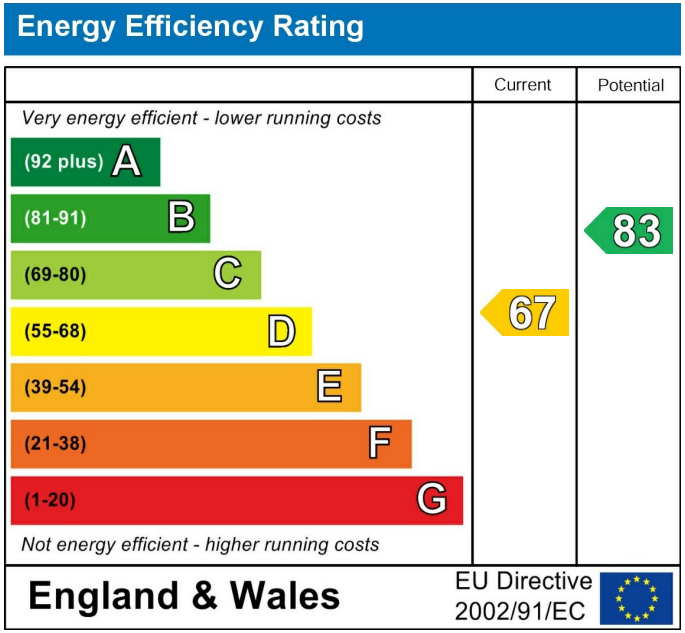
**Shower Room**
a modern and refitted room having a walk in shower enclosure with an over head mains powered fitment and aqua panelling to the walls, pedestal hand wash basin with a tiled splash back, illuminated mirror above and a close-coupled WC. Ceiling light point, extractor fan, towel radiator, wood effect laminate flooring and a UPVC double-glazed window to the front aspect

**Outside**
the property is located at the end of a shared driveway with a block paved driveway providing parking for two vehicles and access to the double garage via up and over doors. There is lawn with established shrubs, beautiful rose bush and a timber pedestrian gate giving access to the side of the property

the DOUBLE GARAGE benefits from light, power, plumbing for a washing machine and a useful water tap

the private and well established rear garden has a lawn with well stocked borders with flowers, plants and shrubs. Three patio seating areas provide the perfect space to relax, dine or entertain and there is space to the side of the property leading back out to the front

**AGENTS NOTE**
**Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.** This charge in non refundable




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







































