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33 Richmond Drive, Lichfield, WS14 9SZ

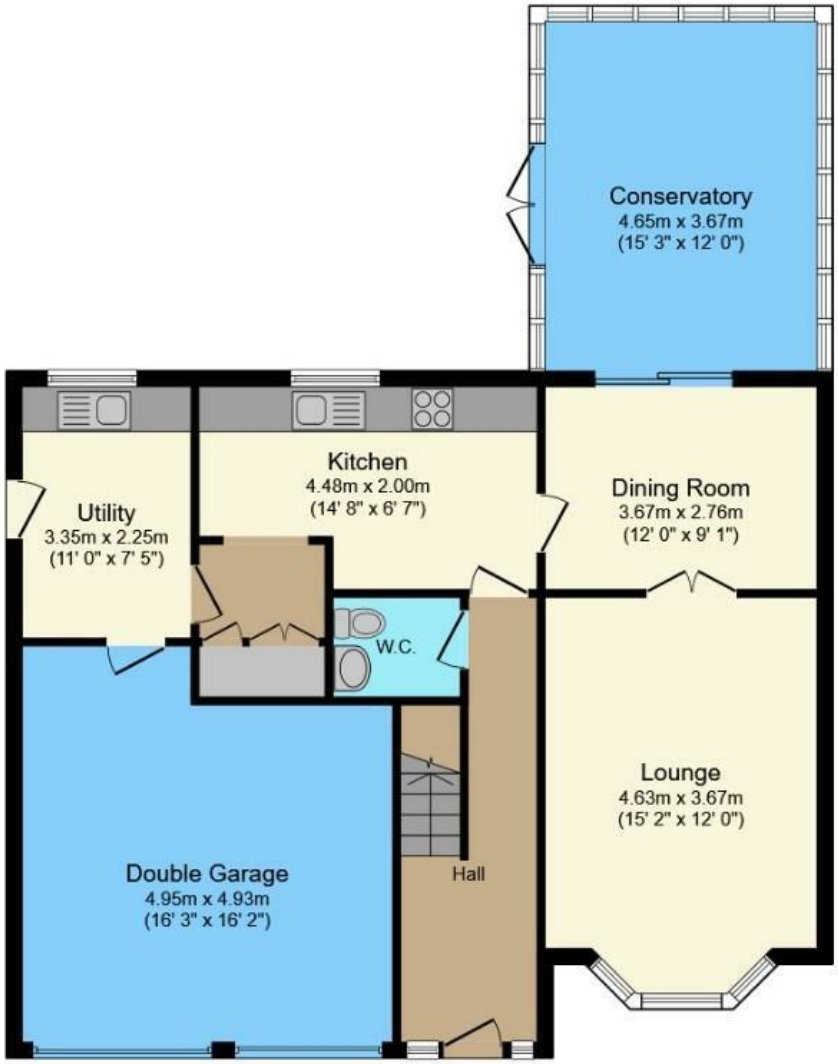
Offers In The Region Of £630,000

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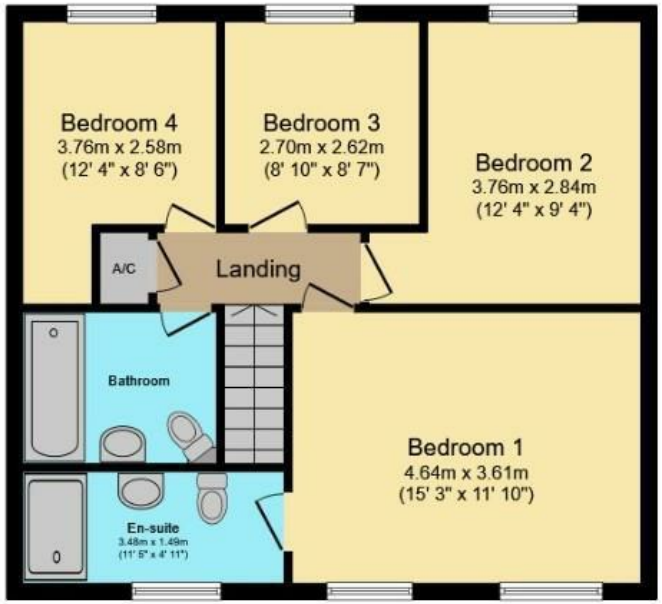
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located on the highly sought after Boley Park in Lichfield with good access to the city centre, local amenities and school catchments is this four bedroomed family home with plenty of living space. Benefitting from gas central heating with a new boiler recently installed (Jan 2026) and UPVC double-glazing. The property also offers good off-road parking and a DOUBLE GARAGE. The accommodation briefly comprises; Entrance Hallway, Guest WC, Living Room, Dining Room, Conservatory, Breakfast Kitchen and a Utility Room. First Floor Landing, Master Bedroom with en-suite, three further Bedrooms and a Family Bathroom. Garden to the rear. EPC rating - D

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Ground Floor



First Floor

Total floor area 167.5 sq.m. (1,803 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 Hallway
accessed via a timber double-glazed front door and having a ceiling light point, coving, under stairs storage space, radiator, engineered wood flooring and stairs to the first floor

Guest WC
having a vanity hand wash basin and WC. Ceiling light point, extractor fan, radiator and tiled flooring

Living Room
having an inset coal effect gas fire with a marble effect hearth and mantle. Ceiling light point, coving, two radiators, engineered wood flooring and a UPVC double-glazed bay window to the front aspect. Double internal doors into the

Dining Room
having a ceiling light point, coving, radiator, engineered wood flooring, door into the Kitchen and aluminium patio doors into the

Conservatory
being constructed with a brick base and UPVC double-glazed units. Ceiling light point, radiator and UPVC double-glazed French doors into the rear garden

Breakfast Kitchen
fitted with a range of wall and base units, roll top work surfaces with co-ordinating upstands and an inset stainless steel sink and a half with drainer. Electric oven, hob with extractor hood above and an integrated dishwasher. Two ceiling light points, radiator, tiled flooring, two UPVC double-glazed windows to the rear aspect. Open archway with further fitted storage, integrated fridge, inset ceiling spotlight, towel radiator, tiled flooring and a door into the

Utility Room
having a range of wall and base units with work surfaces and an inset stainless steel sink with drainer. Appliance spaces for a washing machine, tumble drier and further appliances as required. Ceiling strip light, radiator, tiled floor, door into the garage, UPVC double-glazed window to the rear aspect and a UPVC double-glazed door leading to the side of the property

First Floor Landing
having a useful fitted storage cupboard with shelving and access via a fitted ladder to the boarded loft space which also houses the central heating boiler. Ceiling light point and radiator

Master Bedroom
benefitting from a range of fitted furniture providing ample hanging and storage space. Ceiling light point, coving, radiator and two UPVC double-glazed windows to the front aspect. Door into the

En-suite
having a fully tiled, double walk-in shower enclosure with an over head mains powered fitment and a vanity storage unit which houses the hand wash basin and WC. Ceiling light point, extractor fan, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two
benefitting from fitted wardrobes. Ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

Bedroom Three
having a fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

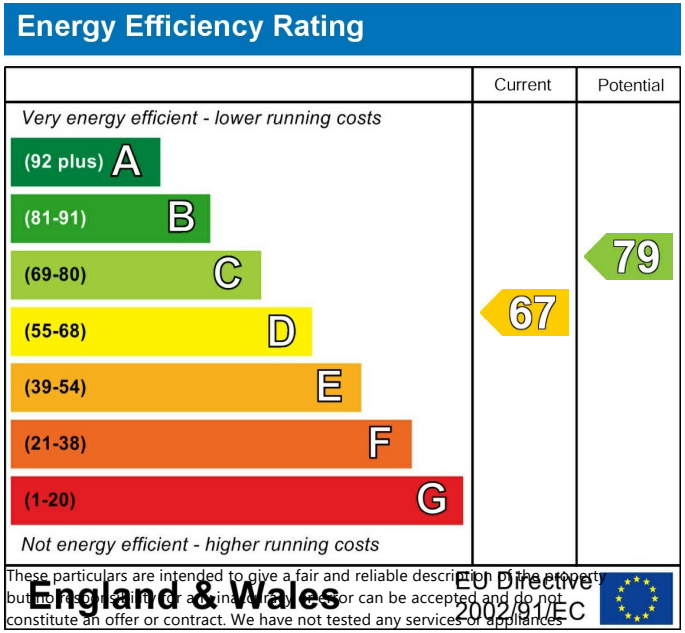
Bedroom Four
having a ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

Family Bathroom
having a 'P' shaped bath with an over head mains powered shower fitment and screen, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, coving, wall mounted cabinet, tiling to the walls, towel radiator and a UPVC double-glazed window to the side aspect

Outside
the front of the property is set back from the road, positioned at the end of a shared driveway. There is a block paved driveway providing off-road parking for several vehicles and access to the double garage via up and over doors - the garages benefit from light and power

the rear garden has a lawn with a paved patio and a decked seating area. There is a useful timber storage shed, outside water tap and access to the side of the property

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 is non refundable



These particulars are intended to give a fair and reliable description of the property but intending purchasers or tenants should not rely on them as statements of fact or 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.

































