

Ascot Close

Boley Park, Lichfield, WS14 9XX

John German





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Offers over £625,000

An extended detached family home situated within the highly desirable Boley park area of Lichfield.



This extended detached family home sits proudly on a spacious corner plot in Ascot Close in Lichfield. The highly sought after location of Boley Park in Lichfield 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 Road. 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.

Internally the family home comprises; A composite entrance door opens into the welcoming and spacious porch with windows to the front and side aspects and a front door opening into the hallway, with carpeted stairs rising to the first-floor landing and doors off into the guest WC, living room and breakfast kitchen.

There is an impressive open plan lounge/diner with carpeted flooring, uPVC double glazed bay window to the front aspect, both wall and ceiling light points and a feature fireplace. The dining area has laminate wooden effect flooring, ceiling light point, French doors into the family room and a door leading into the breakfast kitchen.

The first of two spacious family rooms is accessed from the dining room via uPVC double glazed French doors which opening into this versatile and spacious room with laminate wooden effect flooring, two Velux skylights, spotlights to the ceiling, windows to the side and rear aspects and French doors leading out to the rear garden.

The breakfast kitchen has a range of matching wall and base units with fitted worksurfaces over, an inset sink with drainer and mixer tap over, integrated oven and hob plus space for various freestanding kitchen appliances. There is a further breakfast bar area and doors off to the hallway and the second family room. The versatile second family room has wooden style flooring, a large roof lantern allowing natural light to enter the room, spotlights to the ceiling, a door into the integral double garage, windows to the rear aspect and French doors opening out to the rear garden.

Upstairs you will find four well proportioned bedrooms and a modern family bathroom, the master bedroom has the benefit its own en-suite shower room.

Outside - The home occupies a delightful corner plot, to the front is a large block-paved driveway providing ample off-road parking and access into the integral double garage. To the rear of the home is a wonderful low maintenance garden with two patio seating areas, artificial lawn, garden pergola, feature outdoor lighting and 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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband and type: TBC - 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 F

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

Our Ref: JGA/14052026







Ground Floor

Approximate total area⁽¹⁾

178.5 m²

1923 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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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