



Connells

Netherbridge Avenue
Lichfield



Property Description

Stylish Two-Bedroom End-Terrace Home in Popular Boley Park

Situated in the highly regarded Boley Park area of Lichfield, this attractive two-bedroom end-of-terrace property offers well-proportioned accommodation, a private rear garden and the valuable benefit of off-road parking for two cars.

The ground floor features a welcoming entrance porch, leading into a spacious lounge with plenty of natural light and a pleasant outlook towards the front of the property. To the rear is a well-equipped kitchen with a good range of fitted units and space for the usual appliances, together providing a practical and sociable heart to the home.

Upstairs, the property offers two well-sized bedrooms, with the principal bedroom enjoying generous proportions and the second bedroom providing an excellent space for a guest room, child's bedroom or home office. A family bathroom completes the first floor.

Externally, the property benefits from a two-car driveway to the front, while the rear garden provides a lovely private outdoor space - ideal for relaxing, entertaining or enjoying summer evenings.

Boley Park is a particularly popular residential location, known for its convenient access to Lichfield city centre, local amenities, schools, green spaces and excellent transport links.

Entrance Porchway

Lounge Diner

13' 1" x 12' 7" (3.99m x 3.84m)

Kitchen

12' 7" x 9' 7" (3.84m x 2.92m)

First Floor Landing

Bedroom One

11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom Two

11' 3" x 7' 3" (3.43m x 2.21m)

Family Bathroom

Driveway To Fore

Pleasant Rear Garden

Boley Park Cul De Sac

Location

About Lichfield & Boley Park

Lichfield is a historic cathedral city with a distinctive blend of character, convenience and green open spaces. The city centre offers a great selection of independent shops, cafés, restaurants and everyday amenities, alongside the impressive Lichfield Cathedral and the surrounding historic Cathedral Close.

For those who enjoy the outdoors, Beacon Park is a particular highlight. Covering more than 70 acres, the park provides beautiful gardens and open spaces together with walking routes, sporting facilities, a children's play area, golf and a café. More recently, the park has benefited from further investment, including new adventure golf and outdoor padel courts.

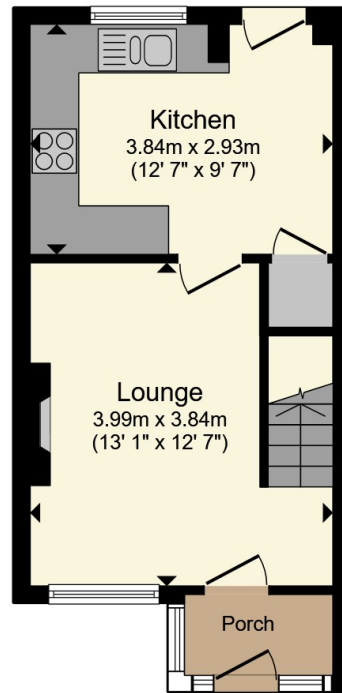
Boley Park is a popular residential development on the eastern side of Lichfield, offering a predominantly modern setting with a good range of local amenities close at hand. The area has its own community facilities and local shops, including the Boley Park Centre, making everyday essentials conveniently accessible.

Its appeal lies in the combination of a peaceful residential environment and easy access to everything Lichfield has to offer, making Boley Park a popular choice for a variety of buyers, from first-time purchasers to families and those looking for a well-connected home within this historic Staffordshire city.

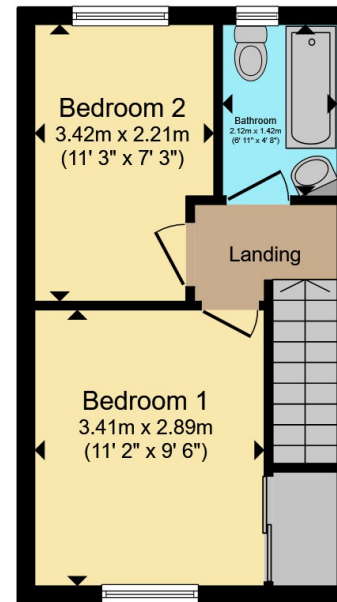








Ground Floor



First Floor

Total floor area 53.7 m² (578 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 www.propertybox.io

Connells

To view this property please contact Connells on

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11-13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: Awaiting
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312507



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