

# Manor Rise

Lichfield, Staffs, WS14 9RF

John German



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£425,000

A spacious detached family home situated within the ever-popular Boley park area of Lichfield offered to the market with no onward chain.



This three-bedroom detached family home occupies a delightful position on Manor Rise located within the ever-popular Boley Park area of Lichfield. A highly desirable location within Lichfield, offering a range of shops, a local pub and a recently refurbished Co-op supermarket. The property is in the catchment area for St. Michael's Primary School and the highly regarded King Edward VI High 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. The cathedral city centre is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars, and pubs.

Internally the property comprises of entrance porch, hallway with carpeted stairs rising to the first-floor landing, and doors off into the living room, kitchen and guest cloakroom. The living room is the first of two spacious reception rooms with a door leading into the dining room with a door into the kitchen and glazed sliding doors leading into the conservatory. The breakfast kitchen has a range of matching wall and base units with contrasting worksurfaces over, space for various freestanding kitchen appliances, there is a window and door to the rear aspect leading out to the rear garden there is an opening into the utility room and access into the garage. Upstairs there is the family bathroom and three bedrooms, two doubles and a single bedroom ideal as a home office or study. The impressive master bedroom has a range of fitted bedroom furniture and its own en-suite bathroom. Outside to the front of the property is a block-paved driveway providing off-road parking for various vehicles and access into the integral garage with up and over door and to the rear of the property is low maintenance fully enclosed garden with decoration stoned area, patio seating area and garden shed.

**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:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband 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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

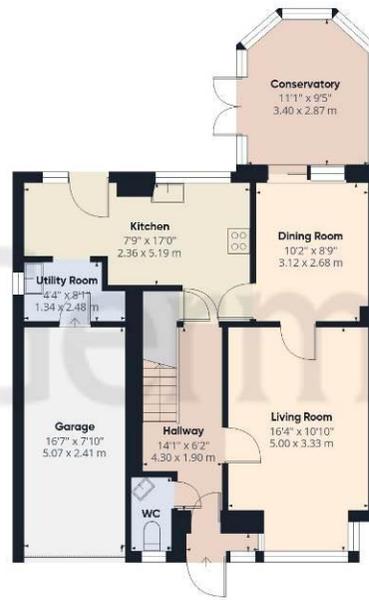
**Our Ref:** JGA26022026

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Ground Floor

Approximate total area<sup>m</sup>

1183 ft<sup>2</sup>

110.1 m<sup>2</sup>



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.

GIRAFFE360



### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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