



Livingstone Drive,
Lichfield, WS14 9NY

£360,000

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Welcome to Livingstone Drive and this impressive three-storey semi-detached family home, set in an exclusive private development off Burton Old Road East on the edge of the Boley Park area, within easy reach of Trent Valley train station providing regular links to Birmingham and London Euston.

The property is set in a gated private courtyard and has two allocated parking spaces to the front and a low maintenance rear garden, not overlooked from the rear.

Internally the property is beautifully presented throughout with the standout feature being the impressive contemporary style refitted kitchen opening to the lounge area and conservatory.

Off the entrance hallway is a guest WC and stairs leading to the first floor comprising of three bedrooms and a family bathroom.

Bedroom three has a generous built-in wardrobe.

Stairs lead to the top floor suite which features a landing area ideal as a study/home office space, a double bedroom area with ample space for wardrobes and a quality refitted en-suite with a double walk-in shower.

Velux windows provide floods of light across the top floor.

The property is ideally located within easy reach of the local train station, the A38 and M6 Toll road. Lichfield Cathedral and all facilities within the city are a short distance away.

Contact Paul Carr Estate Agents Lichfield to arrange an appointment to view!





Property Specification

Beautifully Presented Three Storey Town House
Exclusive Residential Area of Boley Park
Two Parking Spaces
Versatile Layout Ideal for Families
Impressive Top Floor Master Bedroom & En-Suite

Entrance Hall 2.13m (7') x 0.87m (2'10")

WC 1.52m (5') x 0.83m (2'9")

Lounge/Dining Space 4.80m (15'9") x 4.46m (14'8")

Kitchen Area 3.94m (12'11") x 2.56m (8'5")

Conservatory 3.18m (10'5") x 2.40m (7'10")

Landing 2.14m (7') x 2.00m (6'7")

Bedroom 2 4.35m (14'3") x 2.50m (8'2")

Bedroom 3 3.31m (10'10") x 2.50m (8'2")

Bedroom 4 3.10m (10'2") x 2.14m (7')

Bathroom 2.14m (7') x 1.71m (5'7")

Landing 4.51m (14'10") x 1.93m (6'4")

Master Bedroom 4.08m (13'5") x 2.69m (8'10")

En-suite

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 13th August 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

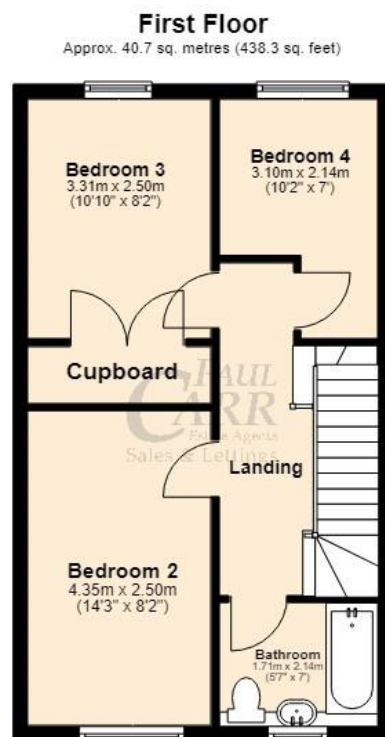
Services connected: Water, Drainage, Gas, Electric

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 112.4 sq. metres (1210.1 sq. feet)

Energy Efficiency Rating

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

Map Location

