



**Connells**

Winter Bourne Boley Cottage Lane  
LICHFIELD

# Winter Bourne Boley Cottage Lane LICHFIELD WS14 9JA

for sale offers in the region of  
**£700,000**



## Property Description

Occupying a fantastic position on Boley Cottage lane, Winter Bourne is a very well presented four bedroom detached family home.

The property is set on an exclusive & extremely private cul-de-sac on the highly sought after Boley Park development and is within King Edwards VI Secondary School catchment area.

On approach you will be greeted with a substantial private driveway with double garage and electric car charging point. The reception hallway is bright and open with several doors off. To the rear you will find a large kitchen with dining area and family space and utility off with doors leading to the front lounge and to the rear conservatory. A large office gives the new owner a work from home space and there is a good-sized guest w/c with space for coats and shoes. The garage offers more storage and could be converted to more living space subject to planning. To the first floor there is a larger than average landing with doors leading to four double bedrooms, with master having ensuite, and a family bathroom. To the rear of the property the low maintenance garden awaits you with patio and grassed area and access to the front through a side gate.



Boley Cottage Lane occupies an established sought-after location on the Boley Park Estate and provides ease of access into Lichfield city centre with its diverse range of amenities. Excellent commuter links are available with the A38 being a minute's drive away along with the M6 toll road, A5, A452.

## Driveway

## Entrance Hall

## Guest W/C

## Study

10' x 6' 5" ( 3.05m x 1.96m )

## Lounge

15' 5" x 10' 3" ( 4.70m x 3.12m )

## Open Plan Kitchen

23' 8" MAX x 19' 11" MAX ( 7.21m MAX x 6.07m MAX )

## Conservatory

12' 7" x 8' 5" ( 3.84m x 2.57m )

## Utility

7' 10" x 7' 10" ( 2.39m x 2.39m )

## First Floor Landing

## Master Bedroom

13' 3" x 13' ( 4.04m x 3.96m )

## Bedroom Two

12' 10" x 10' 4" ( 3.91m x 3.15m )

## Bedroom Three

10' 4" x 10' 1" ( 3.15m x 3.07m )

## Bedroom Four

9' 6" x 6' 5" ( 2.90m x 1.96m )

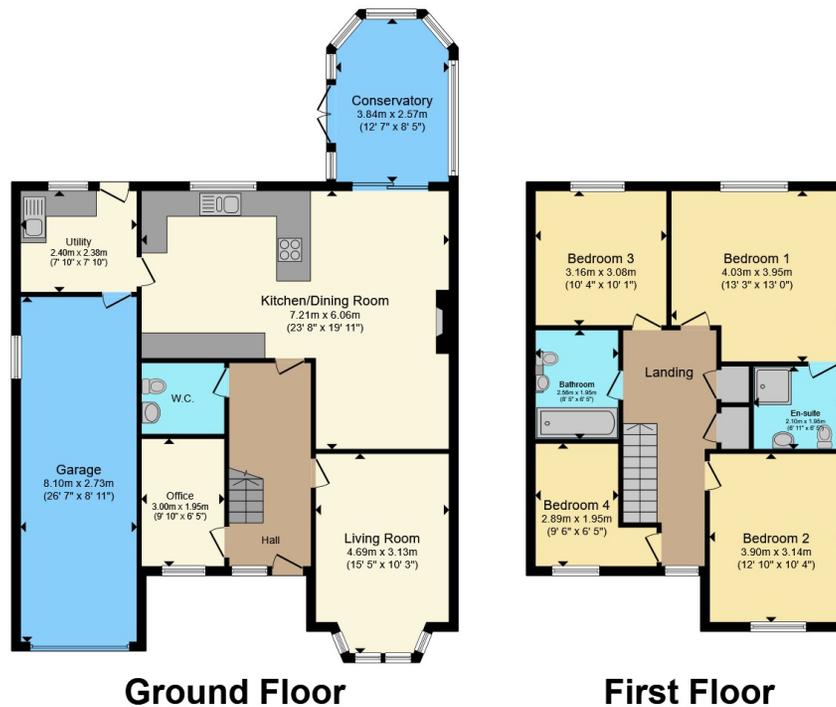
## Family Bathroom

## Part Boarded Loft









Total floor area 176.6 m<sup>2</sup> (1,901 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](http://www.propertybox.io)



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11 & 13 Bore Street  
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EPC Rating: C Council Tax Band: F

Tenure: Freehold

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