

Trenance Close

Boley Park, Lichfield, WS14 9SJ

John 
German





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£500,000

A generously extended detached family home located in a quiet cul-de-sac situated within Boley Park, offered to the market with no onward chain.



This well presented and extended four-bedroom detached family home occupies a delightful position within a quiet cul-de-sac on the ever-popular Boley Park. This highly desirable location within Lichfield offers 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.

This family home comprises of an entrance door opening into the spacious hallway with laminate wooden effect flooring, carpeted stairs rising to the first-floor landing and a door leading into the living room. The living room has a bay window to the front aspect, wooden style flooring, various wall light points, feature electric fire and double doors opening into the dining room. The dining room is a second spacious, versatile reception room with glazed sliding doors opening into the conservatory and a door opening into the kitchen. The kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, integrated Neff oven, gas hob with extractor over, and space and plumbing for a freestanding kitchen appliance. There is tiled flooring, a window to the rear aspect, spotlights to the ceiling, useful understairs storage space and a door leading to the inner hall. From the inner hallway, there are doors off into the garage, guest cloakroom, and utility room.

Upstairs, there are four generously sized bedrooms, with the master bedroom benefiting from its own en-suite shower room. The other three bedrooms are serviced by the stylish family bathroom which features a relaxing jacuzzi bath with shower over, low level WC, wash hand basin, chrome style heated towel rail, spotlights to the ceiling and an obscured window to the rear aspect.

Outside, the home boasts a large block-paved driveway providing ample off-road parking, along with access into the garage with up and over door. To the rear of the home is a delightful, enclosed garden with a lawn, various patio seating areas, and well stocked border with a variety of plants and shrubs.

Agents notes: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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

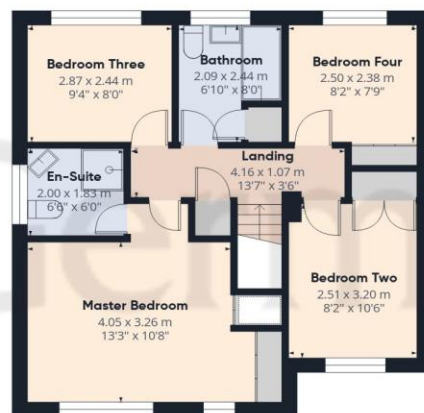
Our Ref: JGA/07052026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

120 m²

1290 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

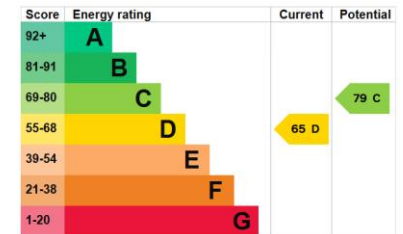
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

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