

Price £244,950

Jayman
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Estate Agents



Curlew Close

Lichfield, Staffordshire, WS14 9UL

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Jayman are delighted to offer for sale, this well presented two bedroom property, located in one of the most sought after areas in Lichfield, on the Boley Park Estate. **** OFFERED WITH NO CHAIN ****

Approach

With parking to the side and useful outside store room, the property offers the following accommodation (All measurements being approximate)

Kitchen 9'6" x 7'2" (2.9 x 2.2)

Having a range of base and wall mounted storage cupboards, stainless steel sink with chrome taps, hob and in-built oven and space for appliances.

Living area 12'9" x 14'5" (3.9 x 4.4)

Spacious lounge with feature fireplace, doors leading to Conservatory and stairs to first floor.

Conservatory 10'5" x 10'5" (3.2 x 3.2)

With french doors to the rear patio and garden.

Landing

Having airing cupboard and doors leading to;

Bedroom One 12'9" x 9'10" (3.9 x 3)

Double bedroom with window to the rear garden.

Bedroom Two 6'10" x 11'5" (2.1 x 3.5)

Bedroom with window to fore.

Bathroom 5'8" x 5'10" (1.75 x 1.8)

With suite comprising of bath with shower over, wash hand basin and WC.

Rear Garden

Good sized rear garden with patio area and further parking area to side.

Looking to sell your home?

Our dedicated team is here to make the process smooth,

stress-free, and successful.

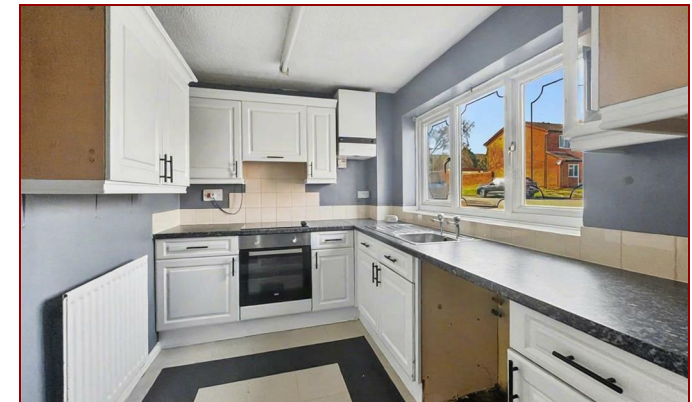
We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs. Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.

Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

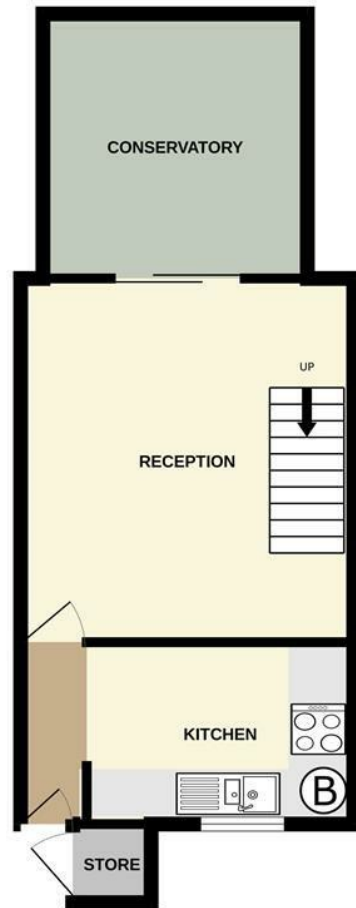
Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

GROUND FLOOR

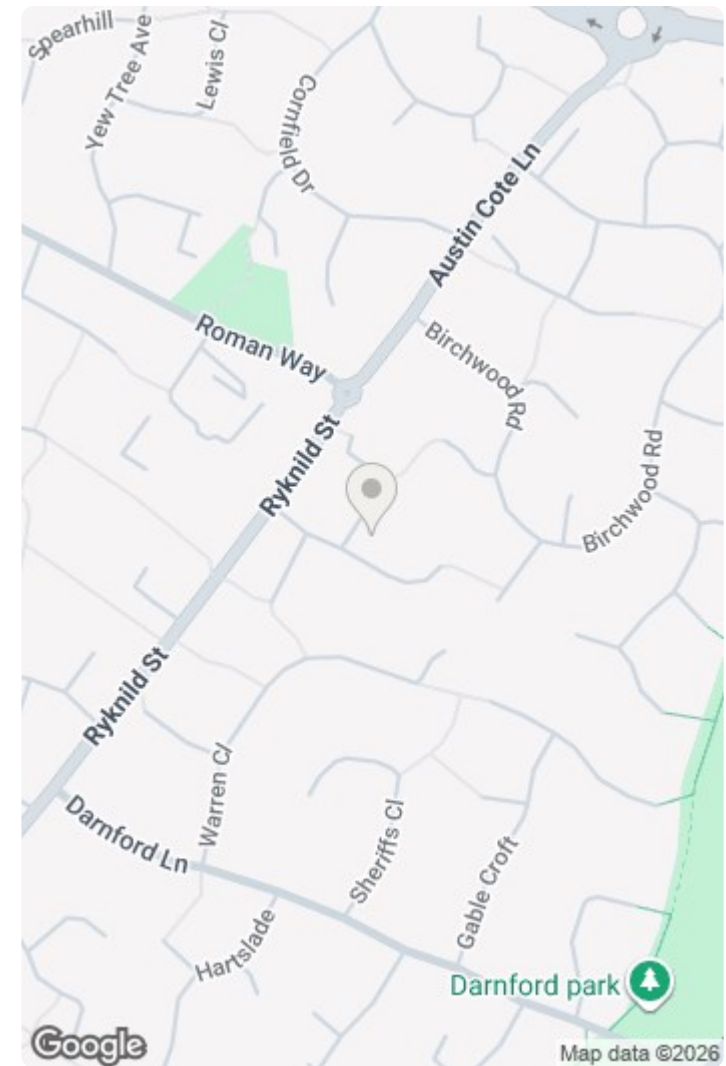


1ST FLOOR



2 BEDROOM SEMI DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B		87	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(44-54) E	60		(44-54) E		
(35-43) F			(35-43) F		
(2-34) G			(1-35) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

