

Manor Rise

Boley Park, Lichfield, WS14 9RF

John German



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£650,000

An impressive, detached family home nestled within a small private drive of just three homes, located within the ever popular Boley Park area of Lichfield, set within the King Edwards VI School catchment.

Situated in a quiet cul-de-sac is this delightful four-bedroom detached family home located within the ever-popular Boley Park, 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.

Step inside the entrance hall where carpeted stairs rise to the first floor with a useful under stairs cupboard, and to your left, a door opens into a front facing office/study that could be utilised into a playroom or small snug if needed. Adjacent to this is the guest cloakroom fitted with a two piece suite.

Next is the breakfast kitchen, equipped with an attractive range of matching wall and base units with integrated double oven, gas hob with extractor hood above, fridge freezer and an inset sink and drainer, together with space and plumbing for a dishwasher. There are dual aspect windows allowing plenty of natural light, laminate effect flooring and space for dining furniture. A door opens into the utility room with matching units, sink and drainer, space and plumbing for a washing machine, wall mounted boiler, a door to the side aspect providing access to the garden and a door into the double garage.

From the kitchen is a family/sitting room that could be used as a formal dining room if required, with glazed doors to the rear. From here double doors open to the spacious living room having a window overlooking the front, gas fire, and a return door to the hall. Double doors give access to the dining room that was formerly a conservatory and has been transformed by the current owners who have added a solid roof, making this an all-year-round room that overlooks and gives access to the rear garden.

On the first floor is a useful storage cupboard and doors to the four good sized bedrooms and family bathroom. The bathroom is fitted with a contemporary three-piece suite, attractive tiling, ceiling spotlights and a chrome heated towel rail. The dual aspect master bedroom has a generous range of built-in wardrobes and the luxury of its own en suite shower room with complementary tiling and ceiling spotlights.

To the front, a block paved driveway leads to the double garage with two up and over doors. Gated access leads to the beautifully maintained rear garden enjoying three patio areas, a neat shaped lawn and a variety of plants, trees and shrubs.

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 & double 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/>

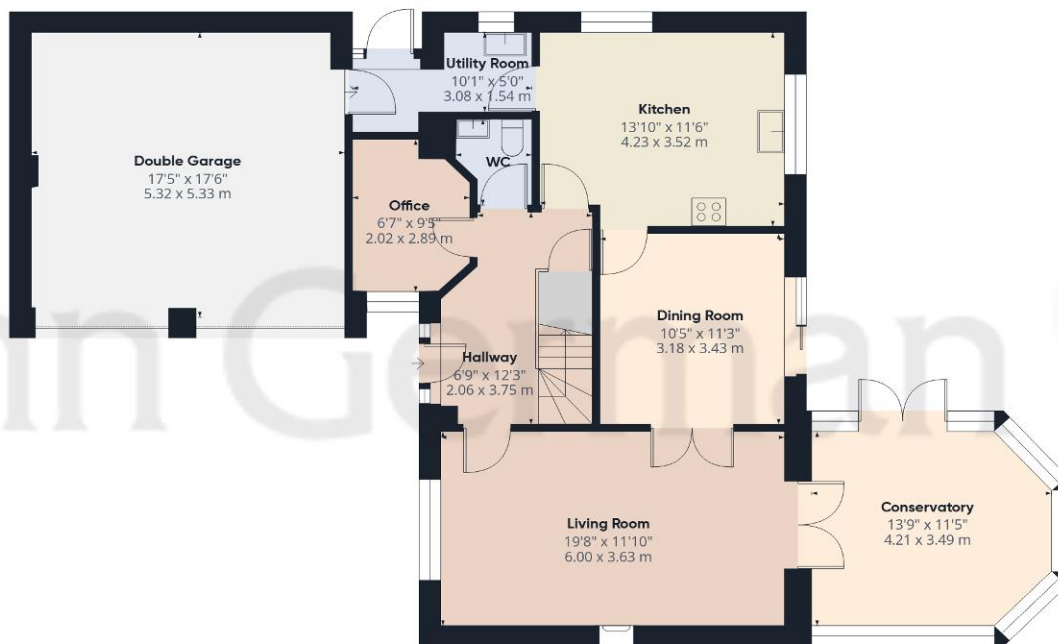
Local Authority/Tax Band: Lichfield District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11122025







Ground Floor

Approximate total area⁽¹⁾

1858 ft²

172.5 m²



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.

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Agents' Notes

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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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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