

Lovett & Co.
estate agents

The Brambles
Boley Park, Lichfield



Lovett&Co. Estate Agents are delighted to offer for sale this spacious and much cherished four bedroom detached family home situated in the sought after residential area of Boley Park.

The property sits within a quiet cul-de-sac just off of Pentire Road, within the catchment area of King Edwards Secondary school which is just a short walk away.

Internally, the accommodation briefly comprises: entrance hallway, generous lounge and rear conservatory, extended kitchen-diner, separate dining room, utility, WC, and double garage, open landing with doors to the family shower room and four well proportioned bedrooms plus an en-suite bathroom to bedroom one.

Externally, there is a block paved driveway to the front offering parking for at least three vehicles, plus a good sized south facing rear garden with patio and decking area ideal for entertaining, plus lawn with attractive mature planted borders.

Other benefits include: UPVC double glazing, gas central heating, plus a half boarded attic space as well as further boarded attic space above the garage.

The Brambles is well placed to take advantage of a wide range of amenities, all within walking distance in Lichfield City including bars, restaurants, high street shops and supermarkets.

It is also within easy walking distance of local parks. It's also within the catchments for King Edward VI Secondary and St Michael's and St Joseph's primary schools. Commuter benefits include rail services at both Lichfield City and Trent Valley stations, plus bus services from the city centre and the A38 for commuting by car to Birmingham.

RECEPTION HALL:

UPVC entrance door, carpeted flooring, ceiling light points, radiator, useful storage cupboard, stairs to first floor and doors to the lounge, kitchen and guest WC.

LOUNGE:

10' 10" x 19' 2" (3.30m x 5.85m)

Feature fireplace with fitted gas fire, carpeted flooring, TV aerial sockets, ceiling light points, radiators, bay window to the front, patio door to the conservatory and door to the dining room.





EXTENDED OPEN PLAN KITCHEN-DINER:

15' 9" x 19' 7" max (4.80m x 5.97m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill plus 4 ring gas hob with extractor hood, space for a fridge and dishwasher, wall tiling, tiled flooring, ceiling light points, ample space for a dining table and chairs, windows to the rear French doors to the side access, door into the dining room, utility and the double garage.

DINING ROOM:

9' 2" x 11' 6" (2.80m x 3.50m)

Carpeted flooring, ceiling light points, radiator, window to rear and doors to the kitchen and lounge.

UTILITY:

Fitted base units with work tops, bowl sink with hot and cold taps, space for a washing machine and dryer, light point and radiator.

GUEST WC:

Modern suite comprising: vanity unit incorporating a wash hand basin, low level WC and cabinet, light point, radiator and window.

DOUBLE GARAGE:

17' 2" x 16' 4" (5.22m x 4.97m)

Up and over front door, light and electric points, loft hatch to the boarded attic space, wall mounted gas boiler, door to the kitchen.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, airing cupboard, loft hatch, doors to the family shower room and four bedrooms.

BEDROOM ONE:

11' 2" x 13' 1" into bay (3.41m x 3.98m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point, bay window to front and door to the en-suite bathroom.

EN-SUITE BATHROOM:

Suite comprising: bath with shower above, marble wash hand basin set on cabinet, low level WC, wall tiling, vinyl flooring, radiator, light point and window to the front.

BEDROOM TWO:

14' 0" x 8' 8" (4.27m x 2.65m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator, and window to the rear.





BEDROOM THREE:

8' 6" x 11' 10" (2.60m x 3.60m)
 Built in wardrobe, carpeted flooring, ceiling light point, radiator, and window to the rear.

BEDROOM FOUR/OFFICE:

6' 8" x 8' 8" (2.03m x 2.65m)
 Carpeted flooring, ceiling light point, radiator, and window to the rear.

FAMILY SHOWER ROOM:

2.77m (9' 1") x 1.96m (6' 5")
 White suite comprising: large walk in double shower cubicle, low level WC, wash hand basin, vinyl flooring, wall tiling, radiator, light point and window to the side.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or you require more information.

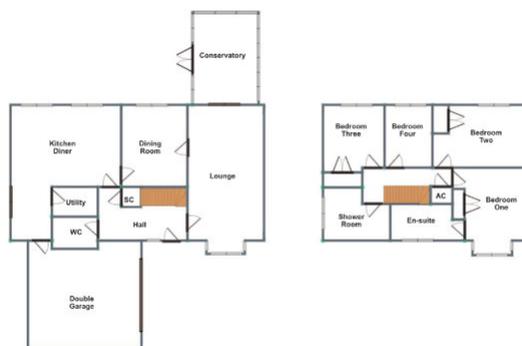


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only