

The logo for Lovett & Co. estate agents is positioned in the top right corner. It features the name 'Lovett & Co.' in a white, elegant serif font, with a small black and white square icon to the right. Below the name, the words 'estate agents' are written in a smaller, white, sans-serif font. The entire logo is set against a solid red rectangular background.

Lovett & Co.
estate agents

The image shows a courtyard between brick buildings. The buildings are made of red and brown bricks with dark brown window frames. The courtyard is paved with grey bricks and has a small garden area with various plants and a large green bush. The sky is blue with some light clouds.

The Crossings
Boley Park, Lichfield



Lovett&Co are pleased to offer for sale this modern two bedroom semi-detached property situated in a highly sought after residential area of Boley Park, Lichfield.

Conveniently positioned close to local amenities, excellent transport links and the city centre the property offers spacious accommodation throughout, being ideally suited to first time buyers, down-sizers or investors alike.

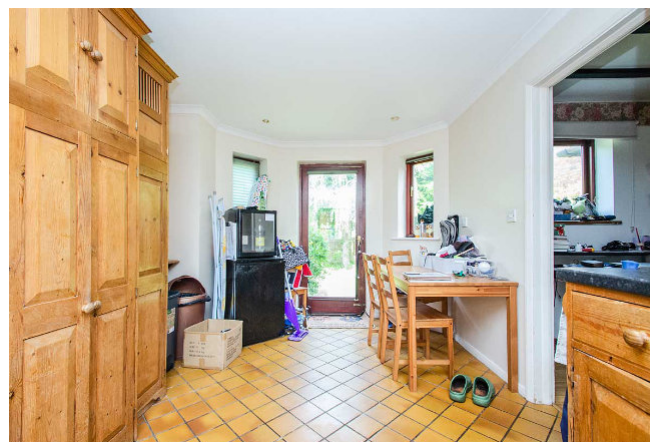
The property is approached via a driveway providing off road parking for two vehicles, with a separate garage located off the front forecourt. Internally, the accommodation comprises an entrance hallway with guest cloakroom, spacious lounge featuring a bay window and attractive electric fireplace, and a generous kitchen/diner fitted with a range of base and eye level units, Belfast style sink and access out to the rear garden.

To the first floor are two good sized bedrooms, with the master benefiting from fitted wardrobes and a modern ensuite shower room, alongside a separate family bathroom fitted with a bath and shower over.

Externally, the rear garden is fully enclosed and mainly laid to lawn with a paved patio seating area and gated side access.

Further benefits include double glazing, gas central heating and approximately 728 sq ft of accommodation.

Located within the highly desirable Cathedral City of Lichfield, the property enjoys easy access to a wide range of amenities including shops, restaurants, supermarkets, Beacon Park and the historic city centre. Lichfield also offers excellent schooling options and superb commuter links via the A38, A5, M6 Toll and both Lichfield City and Lichfield Trent





Valley train stations.

ENTRANCE HALL

With opaque double glazed window to front, stable style front door, wall light points, stairs to first floor, radiator and door to guest cloakroom.

GUEST CLOAKROOM

With w.c, hand wash basin, radiator, ceiling light point, opaque double glazed window to front and wall mounted boiler.

LOUNGE - 9' 10" x 14' 10" (3.00m x 4.53m)

Having four wall light points, double glazed bay window, double glazed window to rear, radiator, gas fireplace with decorative surround and TV aerial point.

KITCHEN/DINER - 16' 4" x 9' 7" (5.00m max x 2.94m)

Fitted with a range of base and eye level units with work surfaces over, space and plumbing for washing machine and dishwasher, further appliance spaces, tiling, double glazed window to front, extractor, double glazed windows and door to rear, Belfast style sink, ceiling light point, ceiling spotlights and tiled floor.

LANDING

With ceiling light point, loft access hatch with fixed ladder and opaque double glazed window to front.

BEDROOM ONE - 9' 11" x 10' 10" (3.04m x 3.32m)

Having ceiling light point, a range of fitted wardrobes, double glazed window to rear, radiator and door to ensuite.

ENSUITE - 7' 0" x 6' 2" (2.14m x 1.90m)

Comprising shower cubicle, two opaque double glazed windows to front, w.c, hand wash basin, extractor and ceiling spotlights.

BEDROOM TWO - 10' 3" x 11' 11" (3.13m x 3.64m)

Having ceiling light point, three double glazed windows to rear and radiator.



BATHROOM – 5' 10" x 5' 11" (1.80m x 1.82m)
 Fitted with panelled bath and electric shower over, w.c, hand wash basin, extractor, opaque double glazed window to front, ceiling spotlights and tiling.

The property is approached via a driveway providing parking for two vehicles. To the rear is an enclosed garden mainly laid to lawn with paved patio and gated side access.

GARAGE
 Located separately from the house off the front forecourt.

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



Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. 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 to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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 These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

