



Burton Old Road East
Boley Park, Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this one bedroom terraced house situated in popular residential area of Boley Park, ideal for first time buyers and investors.

The property briefly comprises: a ground floor living area with adjoining kitchen, with spiral staircase to the landing, bedroom and bathroom.

We have been advised that the property is freehold.

Council Tax Band A

EPC Rating D

Other benefits include: updated UPVC double glazed windows and door (fitted around 3 years ago), plus new electric consumer unit and hot water tank, as well as modern fitted electric heaters.

Externally there is a private garden to the side of the property plus two allocated parking spaces to the front. There is also an outside storage cupboard.

The property is situated on a well established residential estate on Boley Park and is within walking distance of Lichfield City centre with its diverse range of amenities including local shops, cafes, restaurants and bars. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available at Lichfield City and Trent Valley stations, both within walking distance.

LIVING AREA:

15' 7" x 13' 0" (4.76m x 3.97m)

Open plan ground floor living space with laminate flooring, UPVC double glazed front door and windows to the front and side electric wall heater, TV aerial, Internet and phone points, opening to the kitchen and spiral staircase to the landing.

KITCHEN:

6' 7" x 5' 9" (2.01m x 1.75m)

Range of matching wall and base units incorporating cabinets, drawers and work tops, space for a cooker, washing machine and fridge freezer, tiled flooring, light point and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to the bedroom and the modern fitted bathroom.

BEDROOM ONE:

7' 9" x 13' 1" (2.37m x 3.98m)

Two built in wardrobes, carpeted flooring, ceiling light point, wall heater, and windows to the front and side.

BATHROOM:

White suite comprising: bath with shower above, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling lights and window to the front.

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.

DISCLAIMER:

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.



