



Burton Old Road East  
Boley Park, Lichfield

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## Boley Park, Lichfield



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.



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