

Birchwood Road

Boley Park, Lichfield, WS14 9UN

John German



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£450,000

An attractive detached bungalow occupying a delightful corner plot within the sought-after Boley Park area of Lichfield, offered to the market with no onward chain.

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This well-presented detached bungalow sits proudly on a spacious corner plot on Birchwood Road in Lichfield. The highly sought after location of Boley Park in Lichfield offers a range of shops, a local pub, and a recently refurbished Co-op supermarket. 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. Lichfield's city centre is home to a range of boutique shops, cosy cafes, thriving markets, excellent schools and a fantastic selection of restaurants, bars, and pubs.

Internally the bungalow comprises; An entrance door with glazed side panels opens into the:

Porch: Carpeted flooring and a traditional wooden door. This leads onto the:

Hallway: Carpeted flooring, two ceiling light points, and doors leading off to the ground floor accommodation.

Living Room: A light, spacious and inviting room with uPVC double glazed window to the front aspect, carpeted flooring, two ceiling light points, and a fireplace housing the gas fire. From the living room, an arched opening leads into the:

Dining Room: Carpeted flooring, ceiling light point and French doors leading out to the rear garden.

Kitchen: Fitted with a range of matching wall and base units with laminated worksurfaces over, tiled splashbacks, inset sink with drainer and mixer tap over, an integrated Zanussi oven, microwave and electric hob. There is a front facing window, tiled flooring, spotlights to the ceiling and a useful storage cupboard.

Utility Room: With an inset sink and drainer with mixer tap over, a range of base units, tiled splashbacks, space and plumbing for both a washing machine and tumble dryer, window to the side aspect and a door leading to the side of the bungalow.

2 Well Proportioned Double Bedrooms: Both having built in wardrobes, carpeted flooring, ceiling light points and windows overlooking the rear garden.

Family Shower Room: Corner shower cubicle with mains shower, low level WC, wash hand basin, tiled flooring, radiator and a window to the side aspect.

Outside: The bungalow sits on a generous corner plot with a lawned front and side garden having a paved path leading to the front door. There is a privacy wall from the utility room to the rear garden access. To the side of the bungalow a spacious block-paved driveway provides off-road parking for 3/4 cars and access into the double garage with two up and over doors, power, lighting and a door leading from the garage into the rear garden. To the rear of the bungalow is an enclosed part walled garden that enjoys a southerly aspect and is laid mainly to lawn with a large, paved patio seating area and a variety of plants 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.

Probate has been applied for but not yet granted.

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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 D

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

Our Ref: JGA/18052026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

111.9 m²

1202 ft²

(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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Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 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
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



