

# Saddlers Close

Lichfield, WS14 9ZW



A well-presented two-bedroom modern townhouse situated on a private road in the Boley Park area of Lichfield. This property will appeal to a range of buyers from first time purchasers to downsizers.

£300,000



John German

This well presented, spacious two bedroom end townhouse is situated on Saddlers Close, a private, quiet road within the Boley Park area of Lichfield. The highly desirable location 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 with services to London Euston, Birmingham and many more. The cathedral city centre is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars, and pubs.

The property is deceptively spacious with a large open plan lounge/diner, modern fitted kitchen, two double bedrooms with en suites, plus a conservatory leading to the private rear garden backing onto to woodland. There is a separate garage with lighting and electric points, with parking to the side of the property for two/three vehicles.

Internally, the property comprises of a composite entrance door opening into the welcoming hallway which has tiled flooring, ceiling light point, useful storage cupboard, door to the guest cloakroom, door to the spacious lounge/diner and an opening to the kitchen.

The kitchen is fitted with a modern range of wall and base units incorporating cabinets, drawers and shelving, with work surfaces, an inset bowl sink and drainer with mono tap, and spaces for a washing machine, freestanding cooker, fridge and wine chiller. There is tiled flooring, ceiling light point and a window to the front aspect.

The impressive lounge/diner has carpeted flooring, a dining area with window to side, an under stairs area ideal as a study, stairs to the first floor landing and French doors to the conservatory.

Upstairs, there are two spacious double bedrooms, both being well decorated and presented rooms and both having their own re-fitted en-suites.

Outside, to the side of the property is a single garage with an up and over door, power and lighting. To the rear of the property is an enclosed garden backing onto woodland, with a delightful patio seating area, lawned garden 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.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29042026

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