



# Broadlands Rise, Boley Park, Lichfield, WS14

£650,000

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This extended four-bedroom detached family home occupies a generous corner plot on the highly desirable Boley Park development, offering spacious and versatile living accommodation.

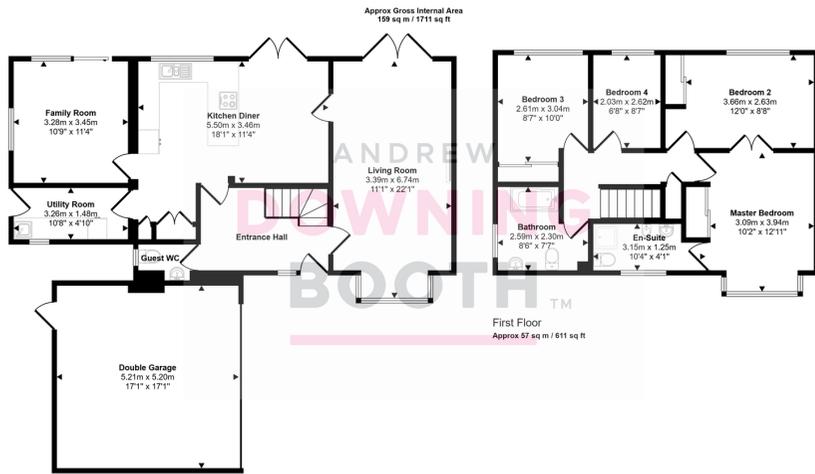
Situated in the sought-after Boley Park area of Lichfield, close to the city centre, this property benefits from an established community setting with convenient access to a range of local amenities. Boley Park boasts its own selection of shops, eateries, and a supermarket, ensuring everyday essentials are within easy reach. The area is well-regarded for its green spaces and family-friendly environment. Lichfield city centre, with its historic cathedral, diverse independent shops, cafés, restaurants, and excellent cultural attractions, is just a short walk away. For commuters, the property offers superb transport links with easy access to major road networks and two mainline railway stations in Lichfield providing direct services to Birmingham and London, making it an ideal location for both work and leisure.

The thoughtfully extended accommodation is arranged over two floors. The ground floor features a welcoming through entrance hall, a spacious dual-aspect living room, a generous kitchen diner, a versatile study/family room, a practical utility room, and a guest WC. Upstairs, the first floor comprises four bedrooms including a spacious master bedroom with a contemporary en-suite and an adjoining dressing room (which could be turned back into bedroom two) and a family bathroom.

Outside, the plot is impressive too, with a double width drive sitting in front of the double garage, whilst the private rear garden is very spacious and laid mainly to lawn.

With its substantial living space, generous plot, and prime location, an early viewing is highly recommended to fully appreciate all this exceptional home has to offer.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Extended Four Bedroom Detached Home
- Two Large Reception Rooms
- Family Bathroom, Guest WC & Master En-Suite
- Council Tax Band: F
- Sitting On The Superb Boley Park Development
- Spacious Kitchen Diner & Utility Room
- Double Garage, Driveway & Spacious Corner Plot
- EPC Rating: D

