

Lovett & Co.
estate agents

Burton Old Road East
Boley Park, Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this spacious and well presented four bedroom town house situated on a private residential development in sought after Boley Park.

The property is being offered with NO ONWARD CHAIN, and briefly comprises: entrance hallway, kitchen-diner, utility, ground floor sitting room/office, WC, first floor landing to the lounge, bathroom and two bedrooms, with further landing to the two principle bedrooms with en-suite to the master.

Externally, there is allocated residents parking and garage, plus private rear garden, perfect for families to enjoy and for entertaining.

Other benefits include: UPVC double glazing and gas central heating throughout. The property has also been re-decorated throughout.

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.

RECEPTION HALL:

Entrance door, carpeted flooring, ceiling light points, radiator, storage cupboard, doors to the sitting room, WC, kitchen-diner and stairs to the first floor.

KITCHEN-DINER:

14' 10" x 11' 8" (4.52m x 3.55m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces including breakfast bar, inset bowl sink and drainer with mono tap, integrated oven and 4 ring electric hob with extractor hood, integrated fridge and freezer, dishwasher, wall tiling, tiled flooring, ceiling lights, space for a dining table and chairs, window and door to the garden, opening to the utility.

UTILITY:

Further fitted units with work tops, cabinets, sink and drainer, space for a washing machine.





SITTING ROOM:

10' 3" x 12' 8" (3.12m x 3.87m)
Laminate flooring, light point, radiator, window to the front.
Ideal for use as home office or even an extra bedroom.

GUEST WC:

Suite comprising: low level WC, wash hand basin, radiator, light point and extractor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, doors to the lounge, two bedrooms and bathroom, further staircase to the top floor.

LOUNGE:

14' 10" x 12' 10" (4.52m x 3.91m)
Feature fireplace, laminate flooring, light points, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: bath, wash hand basin, low level W/C, wall tiling, vinyl flooring, radiator, ceiling lights and extractor.

BEDROOM THREE:

7' 9" x 12' 0" (2.35m x 3.65m)
Laminate flooring, ceiling light point, radiator and window to the front.

BEDROOM FOUR:

6' 11" x 9' 5" (2.10m x 2.88m)
Laminate flooring, ceiling light point, radiator and window to the front.

SECOND FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, doors to the two main bedrooms and airing cupboard.

BEDROOM ONE:

12' 9" x 10' 5" (3.88m x 3.17m)
Two built in wardrobes, laminate flooring, radiator, ceiling light point and window to front, door to the en-suite.

EN-SUITE:

Suite comprising: shower cubicle, low level WC, wash hand basin, radiator, light point and extractor.

BEDROOM TWO:

12' 9" x 10' 6" (3.88m x 3.19m)
Built in wardrobe, laminate flooring, ceiling light point, radiator, window to rear.





VIEWING:


Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

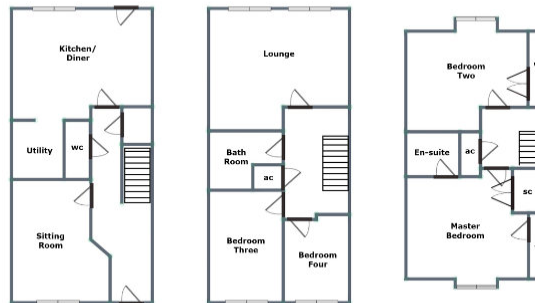
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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