





## Property Description

Occupying a desirable position within the prestigious Boley Park area of Lichfield, this exceptional detached bungalow offers beautifully proportioned accommodation, impressive architectural features and a landscaped rear garden, complemented by a substantial double driveway and double garage.

The property is approached via a private double-width driveway, providing generous off-road parking and access to the double garage. A welcoming entrance hall creates an immediate sense of space and leads through to the principal areas of the home.

At the heart of the property is the impressive lounge, featuring a striking high ceiling with exposed beams, creating a wonderful sense of volume and character. Large doors open directly onto the rear patio and garden, allowing the outside space to become a natural extension of the living accommodation.

The breakfast kitchen provides a practical and inviting space for everyday living and entertaining, with direct access via a corridor to the utility area and double garage.

The accommodation includes three well-proportioned bedrooms, with the principal bedroom enjoying an outlook over the beautifully landscaped rear garden. A further bedroom benefits from an en-suite bathroom, while a separate contemporary wet room serves the remaining accommodation.

Outside, the private rear garden has been thoughtfully landscaped to create an attractive and relaxing setting. A generous patio area provides an ideal space for outdoor entertaining.

## Location

### Boley Park

Boley Park is a large residential area on the south-eastern side of Lichfield, close to the A38. Most of what you see today dates from the late 20th century, rather than being historic buildings. There is also a significant amount of open space around this part of the city. Darnford Park, for example, covers about 47 acres between Boley Park and the A38 and was developed as a natural-style parkland with wildflowers and habitats for butterflies and other insects.

## Cathedral

Lichfield Cathedral is probably the city's most famous landmark.

The present Gothic cathedral was built mainly between the 13th and early 14th centuries. One of its most distinctive features is its three spires, which give Lichfield its famous skyline. It is the only medieval English cathedral with three spires.

## Entrance Hall

## Breakfast Kitchen

17' 8" x 10' 8" ( 5.38m x 3.25m )

## Utility

## Lounge

22' 8" x 12' 2" ( 6.91m x 3.71m )

## Bedroom One

20' 1" x 11' 7" ( 6.12m x 3.53m )

## Bedroom Two

10' 9" x 9' 11" ( 3.28m x 3.02m )

## Bedroom Three

10' 9" x 10' 6" ( 3.28m x 3.20m )

## Shower Room

## Double Garage

18' 1" x 17' 2" ( 5.51m x 5.23m )

## Lichfield History

Lichfield itself

Lichfield is much, much older.

The area has evidence of prehistoric occupation, while the Roman settlement of Letocetum, near present-day Wall about two miles south-west of Lichfield, became an important Roman settlement at the junction of major roads.

The really important turning point came in the 7th century, with St Chad.

Chad became Bishop of Mercia and established his centre at Lichfield around 669 AD. He died in 672, and his burial place subsequently became a centre of pilgrimage. A cathedral was consecrated on the site around 700 AD.

Over the following centuries Lichfield developed around its cathedral. In the medieval period, the Cathedral Close was fortified and the town was deliberately laid out to accommodate its growing population and pilgrims

## More History

Lichfield's Georgian golden age

The city had another fascinating period in the 18th century. It became associated with some major intellectual and cultural figures.

Most famously, Samuel Johnson, the writer and compiler of the first major English dictionary, was born in Lichfield in 1709.

The city was also associated with Erasmus Darwin, physician, scientist and grandfather of Charles Darwin, and with the Lunar Society, the network of scientists, inventors and industrialists connected with the Midlands. Lichfield Cathedral describes this period as one in which the city became an important centre of culture, learning, science and literature.









Total floor area 145.2 m<sup>2</sup> (1,563 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: F

Tenure: Freehold

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