

Broadlands Rise

Boley Park, Lichfield, WS14 9SF

John German





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£475,000

A spacious three bedroom detached family home nestled within Broadlands Rise, a popular location within the ever popular Boley park area of Lichfield. Offered to the market with no onward chain.

This spacious three bedroom detached family home occupies a delightful position on Broadlands Rise located within the ever-popular Boley Park area of Lichfield. A highly desirable location within Lichfield, offering a range of shops, a local pub and a recently refurbished Co-op supermarket. The property is in the catchment area for St. Michael's CofE(C) Primary School, and the highly regarded King Edward VI High School. 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. 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.

This exceptionally well designed home has been in the current family's ownership from new, and is located in a most exclusive and sought after location, only a short distance from Lichfield city centre, set within generous private mature gardens and frontage with two/three car parking and garage. The property comprises of entrance door opening into the welcoming hallway with carpeted flooring and stairs rising to the first-floor landing and doors off into the living room, guest cloakroom, and kitchen. The spacious living room comprises of uPVC double glazed window to the front aspect, gas fire, carpeted flooring, both wall and ceiling light points, and double doors opening into the second reception room currently used as a dining room comprising of carpeted flooring, ceiling light point, serving hatch into the kitchen and glazed sliding doors leading into the conservatory. The kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, uPVC double glazed window to the rear aspect and door leading into the garage. The spacious garage measures 2.65m x 9.59m with power, lighting and up and over door. To the rear of the garage is the separate laundry room with space and plumbing for a washing machine, window to the rear aspect and a door out to the garden.

Upstairs there are three generously proportioned bedrooms, with the spacious master bedroom benefiting from fitted wardrobes and its own en-suite shower room, the other two bedrooms are serviced by the family bathroom. Outside to the front of the home is a concrete imprint driveway providing off-road parking for two/three vehicles with access into the garage and an adjacent low maintenance front garden. To the rear of the home is an enclosed garden with a paved patio seating area, lawned garden and well stocked borders with a variety of plants, trees and shrubs.

Agents note: Probate has been applied for but not yet granted.

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:** Driveway and garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas
(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 E

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

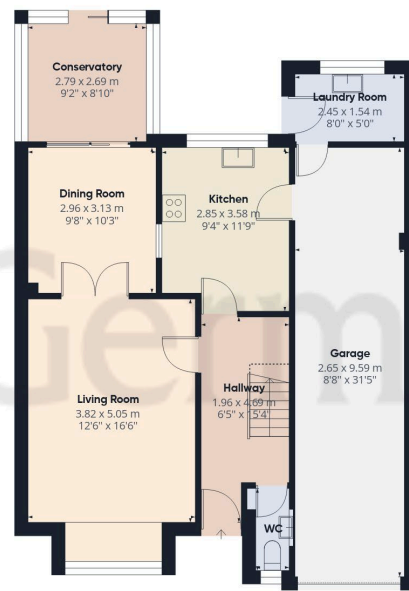
Our Ref: JGA27042026

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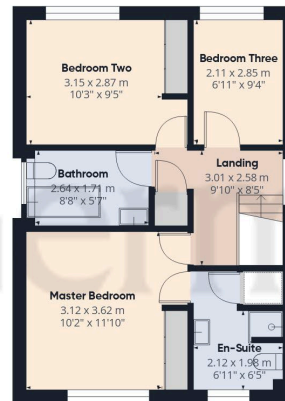
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

132.1 m²

1421 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

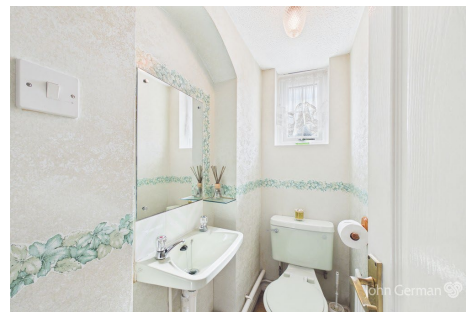
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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