

Offers Over £700,000

**Jayman**  
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Estate Agents



**Roman Way**

Lichfield, WS14 9YP

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## MUST BE VIEWED!

Jayman offer for sale this superbly presented four bedroom detached family home on Roman Way set on the highly sought after Boley Park.

With three reception rooms, conservatory, breakfast kitchen, utility, double garage, private immaculate rear garden and four great sized bedrooms this family home needs to be viewed to be fully appreciated. Available with no upward chain.

## Approach

Set back from the road with driveway providing parking for several cars and leading to the double garages (with two electric up and over doors)

## Porch

Enclosed porch leading to reception hallway.

## Reception Hallway

With stairs to first floor, useful under stairs storage cupboard and doors leading off to;

## Lounge 11'5" x 19'8" into bay ( 3.48m x 5.99m into bay)

Spacious lounge with feature fireplace and bay window to fore with additional window to the side.

## Sitting Room 9'5" x 11'7" (2.87m x 3.53m)

Pleasant sitting room to the rear of the property that leads to the Conservatory.

## Conservatory 9'8" x 12'2 (2.95m x 3.71m)

With radiators and fan overhead and doors leading to garden.

## Dining Room 10'4" x 12'3" (3.15m x 3.73m)

Spacious dining room with window to fore and door to Kitchen to rear.

## Downstairs shower room 7'10" x 4'10" (2.39m x 1.47m)

With suite comprising of wash hand basin, wc and shower cubicle.

## Breakfast Kitchen 11'8" x 12'5" (3.56m x 3.78m)

Spacious breakfast kitchen with a range of storage cupboards, sink and drainer, double oven, integral fridge, integral dishwasher, space for breakfast table and chairs, window to rear garden and doors to Hallway, Dining Room and to Utility.

## Utility 6'8" x 11'8" (2.03m x 3.56m)

With a range of storage cupboards, space and plumbing for appliances, housing boiler.

## Double Garage 17'2" x 22'7" (5.25 x 6.9)

Double garage with two electric up and over doors and door leading to rear garden.

## Rear garden

Mature rear garden with great sized lawn, patio areas and side access.

## First floor

Landing with doors leading to;

## Master Bedroom 10'7" x 14'9" (3.23m x 4.50m)

Double bedroom with a range of built in wardrobes, window to fore and door to ensuite.

## Ensuite bathroom

With suite comprising of corner bath, corner shower cubicle, wash hand basin and WC.

## Bedroom 2 11'8" max x 12'7" (3.56m max x 3.84m)

Double bedroom with a range of built in wardrobes and window to fore.

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## Bathroom

With twin wash hand basins, wc and bath.

## Bedroom 3 11'5" x 9'9" (3.48m x 2.97m)

Double bedroom with window to rear.

Potential (subject to planning) to knock through into the adjoining sauna room to convert to ensuite shower room.

## Sauna Room

With sauna and separate shower cubicle.

## Bedroom 4 9'5" x 11'9" (2.87m x 3.58m)

Double bedroom with window to rear.

## Disclaimer and AML checks

### MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

1: These particulars do not constitute part or all of an offer or contract.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

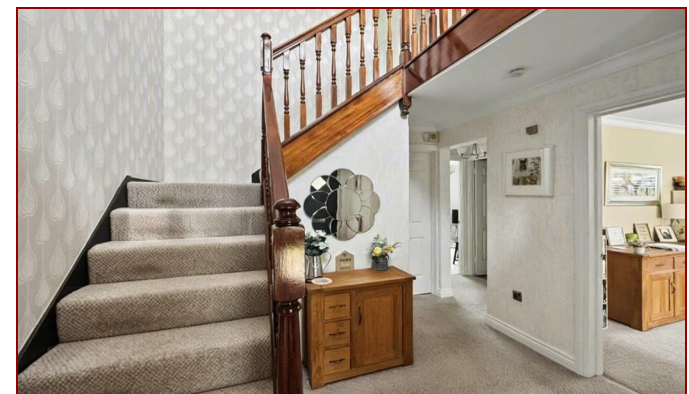
5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

## Like it? We can help you buy it!

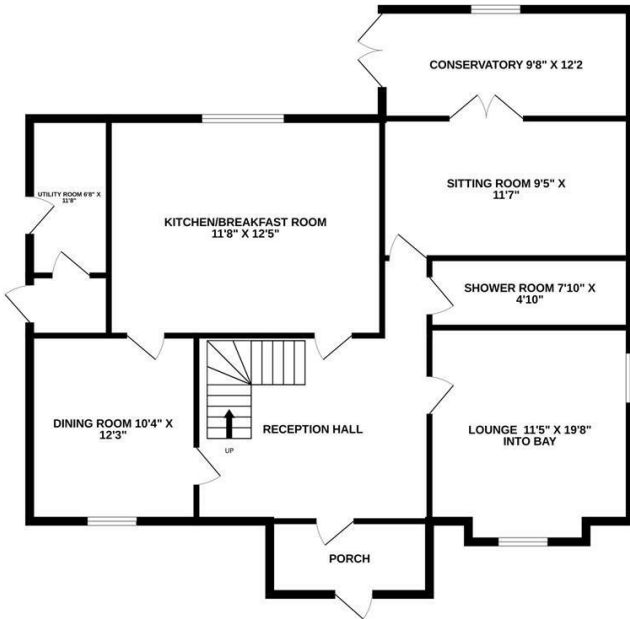
Thinking of making this property your next home? At Jayman, we are here to help make the move as smooth and stress-free as possible.

Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

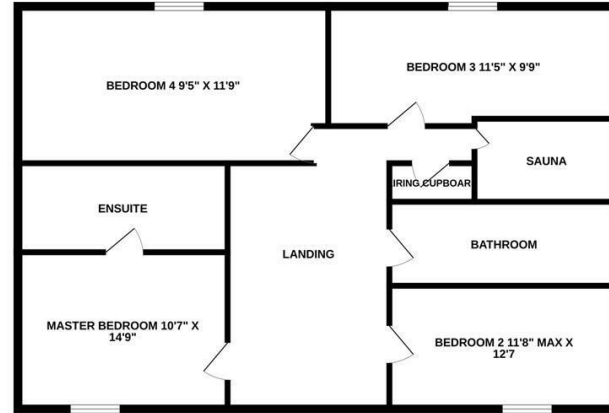
Please speak to a member of our team for further information on how we can assist you and to arrange a free valuation of your home.



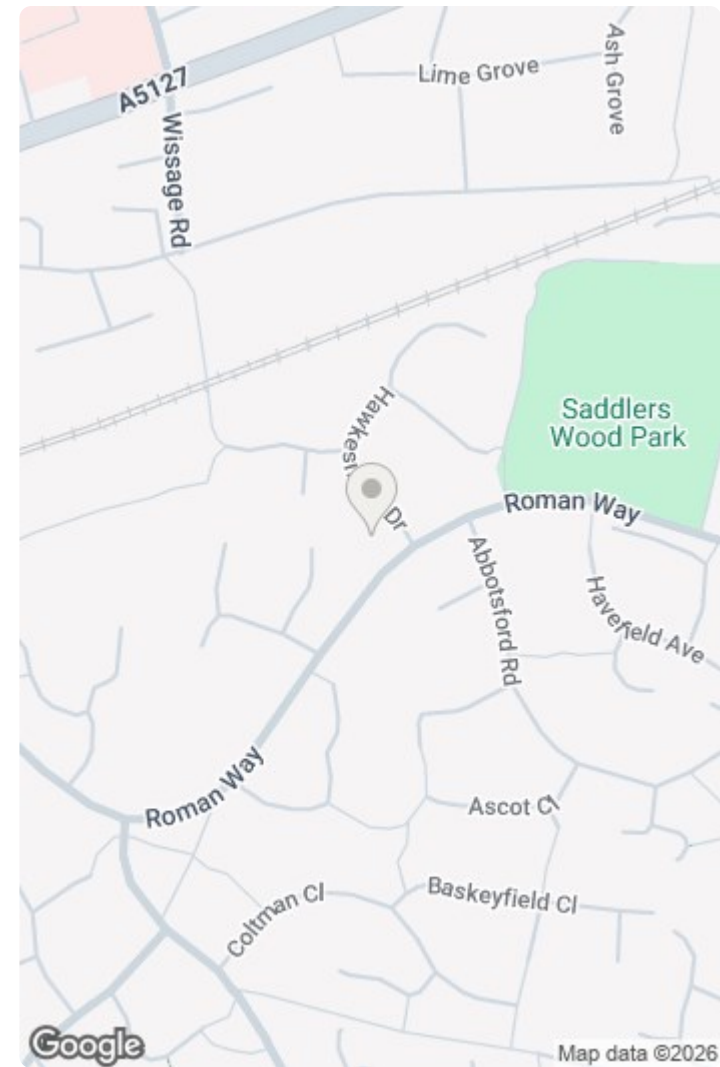
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
| Very energy efficient - lower running costs | Current                 | Target   | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| 102-150 kWh/m <sup>2</sup> A                |                         |  | 102-150 g/m <sup>2</sup> A                                      |
| 81-101 kWh/m <sup>2</sup> B                 |                         |  | 81-101 g/m <sup>2</sup> B                                       |
| 61-80 kWh/m <sup>2</sup> C                  |                         |  | 61-80 g/m <sup>2</sup> C  |
| 41-60 kWh/m <sup>2</sup> D                  |                         |  | 41-60 g/m <sup>2</sup> D  |
| 21-40 kWh/m <sup>2</sup> E                  |                         |  | 21-40 g/m <sup>2</sup> E  |
| 1-20 kWh/m <sup>2</sup> F                   |                         |  | 1-20 g/m <sup>2</sup> F   |
| 0 kWh/m <sup>2</sup> G                      |                         |  | 0 g/m <sup>2</sup> G  |
| For energy efficient - higher running costs |                         |  | For environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales   |
|   |                         |  | EU Directive 2002/91/EC   |

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