

# Bracken Close

Boley Park, Lichfield, WS14 9RU

John German



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£550,000

**A spacious detached bungalow occupying a generous corner plot boasting three double bedrooms and a detached double garage, located within the ever-desirable Boley Park area of Lichfield.**

This well-presented detached bungalow enjoys a spacious corner plot on Bracken Close in Lichfield. The highly sought after location of Boley Park in Lichfield offers a range of shops, a local pub, and a recently refurbished Co-op supermarket. 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. Lichfield's city centre is home to a range of boutique shops, cosy cafes, thriving markets, excellent schools and a fantastic selection of restaurants, bars, and pubs.

Enjoying a sought-after cul-de-sac location within the popular Boley Park area of Lichfield, this spacious detached bungalow boasts three double bedrooms, landscaped gardens including a wealth of established shrubs together with lawned and patio areas plus a detached double garage and block paved driveway.

Internally the property comprises; An entrance door opens into the hallway with Karndean flooring and access to a useful storage cupboard, originally a guest cloakroom and now providing a large storage space.

There are three spacious double bedrooms all of which benefit from having fitted wardrobes and the master bedroom further benefiting from its own en-suite shower room while the other two bedrooms are serviced by the family bathroom comprising a corner bath, low level WC, wash hand basin, and window to the rear aspect.

There is a spacious living room with window to the front aspect, glazed sliding doors leading out to the rear garden, coved ceiling, two ceiling roses, carpeted flooring and a feature stone fireplace with fitted fire.

The kitchen/diner is fitted with an extensive range of oak base, wall, drawer and display units with complementary work tops, splashback tiling, an inset one and a half bowl acrylic sink unit with mixer tap, a range of built in appliances, Karndean flooring, two windows to the rear aspect, coved ceiling, two ceiling light points and a door to the rear garden.

Outside this spacious bungalow enjoys a corner position featuring a detached double garage with twin remote controlled roller shutter doors along with power, lighting, and roof storage space. A block paved driveway provides ample off-road parking. The well-kept front and side lawned gardens have a variety of plants, trees and shrubs. To the rear of the bungalow is an enclosed garden with various seating areas, decorative barked areas, garden shed and a variety of plants, trees and shrubs.

**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:** Traditional

**Parking:** Drive and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

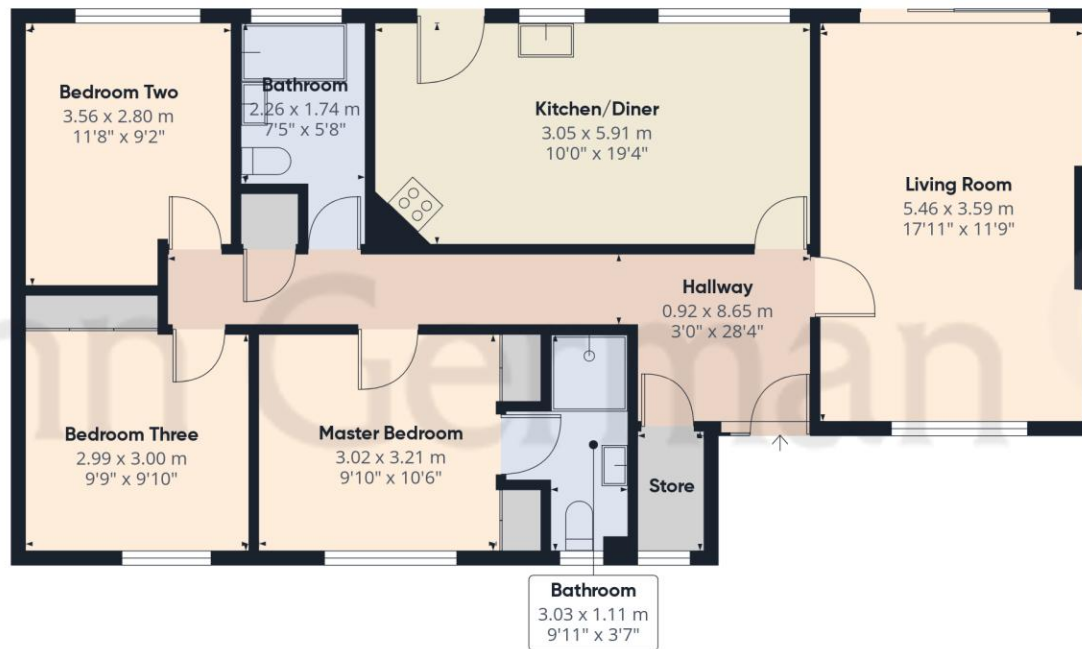
**Local Authority/Tax Band:** Lichfield District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28052026





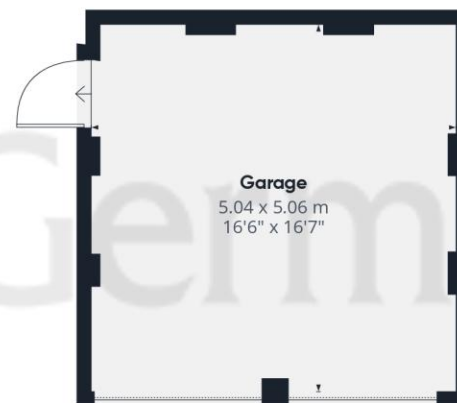


Ground Floor Building 1

Approximate total area<sup>(1)</sup>

115.2 m<sup>2</sup>

1239 ft<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

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

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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