





Property Description

This fantastic home offers an excellent opportunity for first-time buyers, young professionals, small families or investors looking for a well-positioned property in one of Lichfield's most popular residential locations.

Set within the established Boley Park development, the property enjoys a peaceful residential setting while remaining incredibly convenient for the amenities of Lichfield City Centre. The area is particularly popular thanks to its blend of established homes, green spaces, local facilities and excellent access to the city.

On entering the property, you are welcomed into a practical hallway providing access to the principal living accommodation and stairs to the first floor. The spacious living room provides a comfortable and inviting space in which to relax, while to the rear is a particularly appealing kitchen/dining room, offering ample room for everyday dining and entertaining. The fitted kitchen provides a good range of storage and workspace, making this a highly practical heart of the home. Upstairs, the property provides two generous double bedrooms and modern bathroom complete the first-floor accommodation. The property benefits from neutral décor throughout, creating a bright, versatile home that is ready to move straight into and offers an excellent blank canvas.



Porch Hallway

Lounge-Diner

15' 10" x 12' 10" (4.83m x 3.91m)

Kitchen

12' 10" x 7' 5" (3.91m x 2.26m)

First Floor Landing

Master Bedroom

12' 9" x 8' 3" (3.89m x 2.51m)

Bedroom Two

12' 9" x 7' 7" (3.89m x 2.31m)

Family Bathroom

Driveway

Pleasant Rear Garden

Location

Boley Park is a highly regarded residential area of Lichfield, conveniently positioned within easy reach of the historic city centre, with its independent shops, cafés, restaurants and leisure facilities. Local amenities are also available close by, making day-to-day living particularly convenient.

For commuters, Lichfield benefits from excellent road and rail connections, with both Lichfield City and Lichfield Trent Valley stations providing access to the wider Midlands and beyond.

Perfect Starter Home

A Wonderful First Home

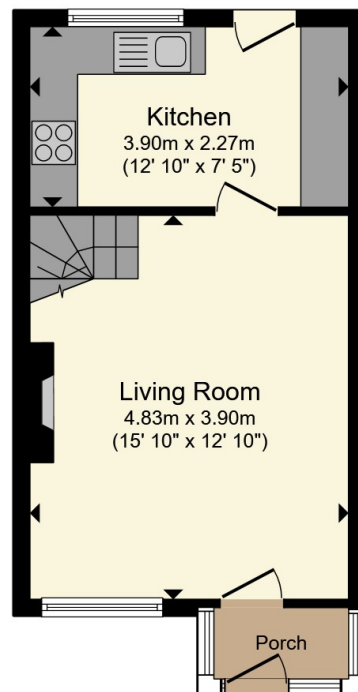
With its fantastic location, generous accommodation, parking, garden and move-in-ready presentation, this is a superb opportunity to secure a wonderful first home in the heart of sought-after Boley Park.

Viewing is highly recommended to fully appreciate everything this lovely home has to offer.

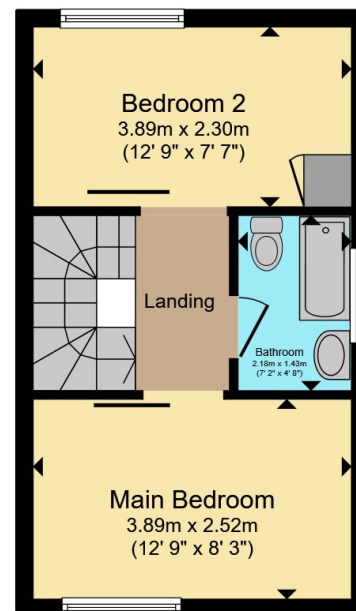








Ground Floor



First Floor

Total floor area 59.3 m² (638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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11-13 Bore Street
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312450



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