

Newlyn Close

Boley Park, Lichfield, WS14 9SH

John 
German





Newlyn Close

Boley Park, Lichfield, WS14 9SH

£475,000

This superbly presented detached family home sits in a quiet cul-de-sac within the highly sought after area of Boley Park within Lichfield.



John German are delighted to offer this superbly presented, detached family home which occupies a desirable cul-de-sac position within the ever popular Boley Park area of Lichfield.

The property provides spacious accommodation over two floors and comprises composite entrance door opening into the welcoming hallway with carpeted stairs rising to the first floor landing, carpeted flooring, wall mounted radiator and doors off into the lounge/diner and the garage.

The lounge/diner has a window to the front aspect, carpeted flooring and a fantastic array of display shelving and storage cupboards providing the focal point, with excellent storage and space for a wall hung television.

There is an opening into the dining area with the same carpeted flooring flowing through from the lounge, door into the kitchen/diner and French doors opening out onto the rear patio seating area.

The heart of the home is the stunning open/plan kitchen dining area which has a modern grey tiled floor, spotlights to the ceiling, a useful understairs storage cupboard, guest cloakroom. The beautiful white kitchen has fitted quartz worktops and a inset sink with drainer and mixer tap over, breakfast bar area, built in appliances including Neff Double oven, Neff Induction Hob with Neff extractor above, Neff fridge/freezer, Siemens dishwasher and Bosch washing machine. There is a further selection of fitted cupboards to the far wall and space for a dining table and chairs with French doors opening out to the rear garden.

Upstairs on the first floor landing there is a window to the side aspect, airing cupboard, loft hatch and doors off into the three bedrooms and family bathroom.

The spacious master bedroom has a window to the front aspect, carpeted flooring and built in wardrobes with glass sliding doors. The second bedroom is a further double bedroom with carpeted flooring, built in wardrobe and a window to the rear aspect. Bedroom three is a single room with window to the front aspect, carpeted flooring and a storage cupboard. If not needed as a bedroom, this room would create an ideal office/study ideal for those looking to work from home.

The modern family bathroom comprises white panelled bath with glass shower screen, mixer tap and electric shower over, low level WC, wash hand basin, spotlights to the ceiling, tiled flooring and partially tiled walls.

The property occupies a highly sought after cul-de-sac position and stands on a good sized plot with a block paved driveway to the front, providing off-road parking, an attractive front lawn and access into the garage with electric roller door.

To the rear of the property is the superbly recently landscaped, fully enclosed garden, with Italian porcelain paving providing an excellent seating area ideal for entertaining family and friends, a reclaimed brick-built wall and lawned garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

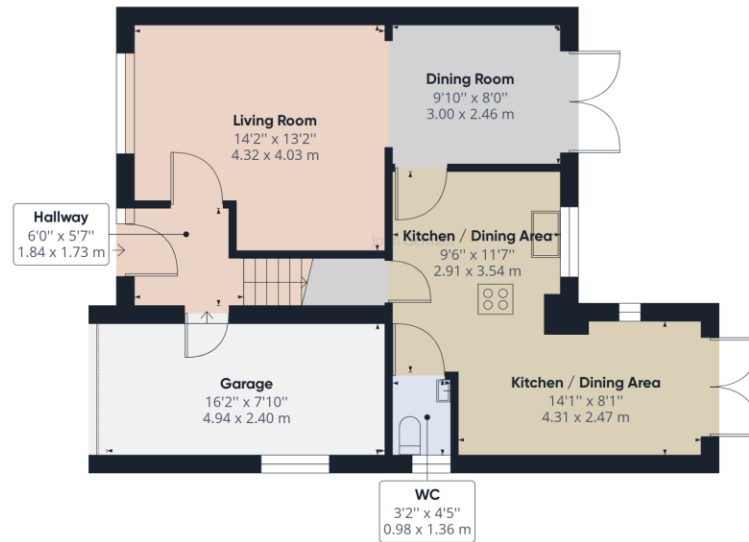
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25052023

Local Authority/Tax Band: Lichfield District Council / Tax Band D

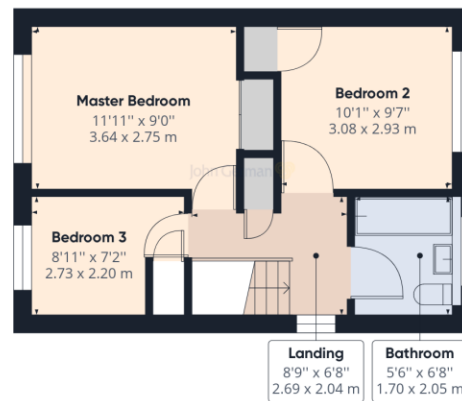






Ground Floor

Approximate total area⁽¹⁾
1042.56 ft²
96.86 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



