

Coltman Close

Boley Park, Lichfield, WS14 9YS



An attractive detached bungalow offered to the market with no upward chain situated within a highly desirable Boley Park area of Lichfield.

£300,000



John German

Offered to the market with no upward chain this detached bungalow enjoys a lovely setting on this popular cul de sac within the Boley Park area of Lichfield. The area benefits from a newly refurbished Co-Operative supermarket, nearby pub and range of shops, also being within the catchment area of St Chads Primary School and Nether Stowe School. For commuters, Trent Valley Station is just under a mile away and offers services to Birmingham, London Euston and many more. The A38 provides excellent access to Burton, Derby and the national motorway network. Lichfield is a beautiful Cathedral City with plenty of picturesque beauty spots to explore including Beacon Park and Stowe Pool, also being home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants.

Internally the property comprises of a welcoming entrance hallway with sliding doors opening into a useful storage cupboard.

The living room has both wall and ceiling light points, carpeted flooring, gas fire, uPVC double glazed bay window to the front aspect plus doors off into the inner hallway and kitchen.

The kitchen is fitted with a modern range of wall and base units with tiled splashbacks, complementary countertops, tiled flooring, spotlights to the ceiling, a uPVC double glazed window and a door to the side driveway.

An inner hallway has a useful storage cupboard and doors off to the two bedrooms and modern shower room. Bedroom two could also be utilised as a study or dining room if required and has a door into the sunroom which acts as a versatile second reception room, with double doors to the rear garden.

Outside

To the front of the property is a large tarmac driveway providing parking for several vehicles leading to the single garage with an up and over door. There is a further side garden having gates, ideal for a caravan/motorhome.

The immaculately maintained rear garden has a paved patio area, ideal for outdoor dining and entertaining, a shaped lawn and a variety of plants, trees and shrubs.

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.lichfielddc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18102023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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