

# Curlew Close

Boley Park, Lichfield, WS14 9UL



An attractive yet affordable opportunity in this ever popular Boley park location within the cathedral city of Lichfield perfect for first time buyers, investors or downsizers.

Offers Over £250,000

John German

This well presented two bedroom family home is located on Curlew Close being a well-positioned two storey end town house with garage and driveway. Boley Park is a popular location within Lichfield's cathedral city and offers a range of shops, a local pub and a recently refurbished Co-op supermarket. The property is in the catchment area for St Chad's Primary School and Nether Stow School. Nearby road links include the A38, A5 and M6 toll and Lichfield is home to two train stations, Lichfield City Station and Lichfield Trent Valley Station.

A storm canopy porch with storage cupboard gives access to the newly installed composite entrance door that leads you into the entrance hall with carpeted stairs leading off to the first floor and access to the rear facing lounge/dining room. This attractive room has two rear garden facing windows and lends itself to the installation of patio doors.

Leading off is the refitted kitchen with timber fitted base and wall units, contrasting worktops, sink unit, built in electric cooker, gas hob, extractor hood, appliance spaces for a washing machine, tumble dryer and fridge/freezer. The kitchen also has a window to the rear, half glazed door to the garden and a wall mounted Worcester gas combi boiler.

On the first floor a front facing landing with built in storage cupboard leads to the two bedrooms and shower room. The master bedroom is of excellent size, has two windows to both the front and rear and space for wardrobes and storage. Bedroom two makes an ideal single/guest bedroom and has a rear garden facing window. The white and chrome fitted shower room has aqua boarded walls for easy maintenance, quadrant shower enclosure, low level WC, wash hand basin and window to front.

Outside there is driveway parking for two vehicles leading to the detached brick built single garage with up and over door, side personal door, electric light and power points.

To the rear the garden enjoy a south easterly orientation having a patio area, lawn, stocked shrubbery borders and a gated side entrance.

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

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

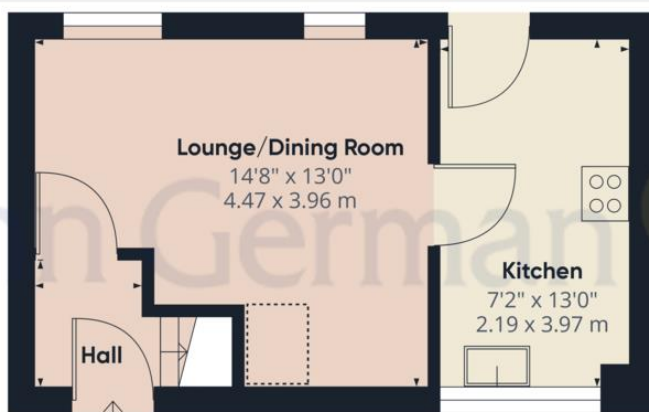
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

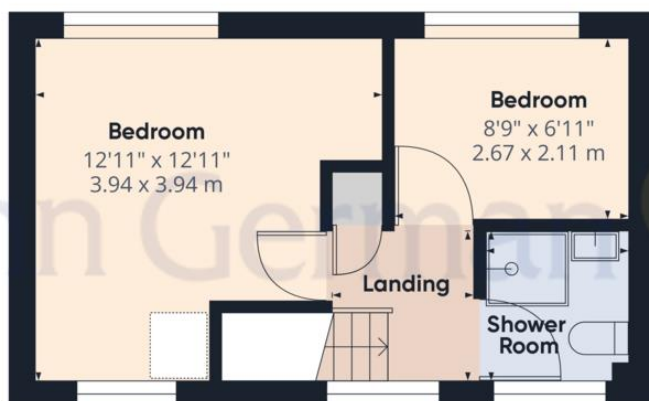
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10042024

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Ground Floor



Floor 1

John German

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

548.3 ft<sup>2</sup>  
50.94 m<sup>2</sup>

**Reduced headroom**

7.2 ft<sup>2</sup>  
0.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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