



John German



An attractive two bedroom semi-detached bungalow situated in the highly desirable Boley Park area of Lichfield.

£280,000



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This well presented two-bedroom semi-detached bungalow is located on Cornfield Drive located in the highly desirable Boley Park area of Lichfield, offering a range of shops, a local pub and a recently refurbished Co-op supermarket. The city centre itself hosts a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters, nearby road links include the A5, A38 and M6 toll road and Lichfield is home to two train stations including Lichfield City and Trent Valley Station, from which there are services to Bromsgrove, Birmingham, London Euston along with many more destinations. For local schooling, this property falls into the catchment area for Scotch Orchard Primary School and for secondary school its The Nether Stowe School.

Internally the bungalow comprises uPVC entrance door opening into the entrance hallway with laminate flooring, ceiling light point, useful fitted cupboards, and doors to the lounge and kitchen.

The kitchen is fitted with a range of matching wall and base units with worksurfaces over, tiled splashbacks, integral oven with four ring gas hob, integrated fridge and space for a washing machine. There is a uPVC double glazed window and door to the side entrance.

The living room has laminate wooden effect flooring, two ceiling light points, uPVC double glazed window to the front aspect, and doors leading off to the entrance hallway and inner hall.

From the inner hall there are doors leading off to the two bedrooms, re-fitted modern shower room and airing cupboard. The larger master bedroom has an extensive range of wardrobes, wooden effect flooring, ceiling light point and uPVC double glazed window to the rear aspect.

Bedroom two is a fair size single bedroom ideal as a single bedroom, or even a dining room, and has sliding glazed doors opening into the conservatory which has a glass roof and uPVC frame set on a brick base, tiled flooring, electric sockets, windows and French doors opening out to the garden.

Outside to the front of the property is a lawned front garden, with a paved pathway, tarmac driveway providing off-road parking for two to three cars with a carport. To the rear of the property is a private enclosed garden with patio seating area, bin store, garden shed and lawned garden.

**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:** Standard

**Parking:** Drive & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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 C

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

**Our Ref:** JGA/23042025

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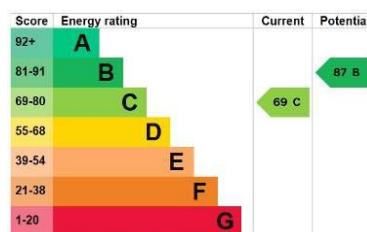
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#### Agents' Notes

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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.

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