



37 Heritage Court, Lichfield, WS14 9ST

£575,000

a rare opportunity to acquire a beautifully presented detached bungalow in a private position on the ever popular Boley Park, Lichfield, desired for its accessibility to the city centre, local amenities and all transport links. This property offers plenty of living space and sits at the end of a cul-de-sac with a double garage and delightful rear garden. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Porch, Hallway with storage, Living Room, Dining Room, Garden Room and Kitchen. Two double Bedrooms with plenty of fitted storage and two modern Shower Rooms. Driveway and Double Garage to the front and a fabulous, private garden to the rear. EPC RATING - D



Total floor area 137.4 sq.m. (1,479 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 propertybox.io

Entrance Porch

accessed via a double-glazed front door and having inset ceiling spotlights, tiled flooring and a timber glazed door into the

Hallway

having two ceiling light points, access to the partially boarded loft, coving, decorative dado rail, radiator, useful storage cupboard with shelving and an airing cupboard housing the central heating boiler

Living Room

having a fabulous inset living flame, log effect gas fire with a mantle and hearth. Coving, four wall light points, radiator and a UPVC double-glazed bay window overlooking the front aspect. Open archway into the

Dining Room

having a ceiling light point, coving, serving hatch into the kitchen, radiator and UPVC double-glazed patio doors into the

Garden Room

being brick based with UPVC double-glazed units and a solid roof with roof skylight providing plenty of natural light. Inset ceiling spotlights, radiator, tiled floor and French doors into the rear garden

Kitchen

having a range of modern wall and base units with oak effect roll top work surfaces, co-ordinating upstands and an inset acrylic sink and a half with drainer. Integrated electric oven, gas hob with extractor hood, fridge-freezer and a dishwasher. Ceiling light point, radiator, wood effect tiled flooring, UPVC double-glazed window to the rear aspect and a double-glazed door into the garden

Bedroom One

having an extensive range of built in wardrobes providing ample hanging and storage space. Ceiling light point, coving, two radiators, decorative dado rail and two

UPVC double-glazed windows overlooking the rear garden

Shower Room

accessed from the hallway and having a walk in shower enclosure with an overhead mains powered fitment and aqua panelling to the walls, vanity hand wash basin and a close-coupled WC. Ceiling light point, part tiling to the walls, towel radiator and a UPVC double-glazed window to the side aspect

Bedroom Two

again benefitting from a double fitted wardrobe providing storage space. Ceiling light point, coving, radiator, decorative dado rail and a UPVC double-glazed window to the front aspect

Shower Room

a modern and refitted room having a walk in shower enclosure with an over head mains powered fitment and aqua panelling to the walls, pedestal hand wash basin with a tiled splash back, illuminated mirror above and a close-coupled WC. Ceiling light point, extractor fan, towel radiator, wood effect laminate flooring and a UPVC double-glazed window to the front aspect

Outside

the property is located at the end of a shared driveway with a block paved driveway providing parking for two vehicles and access to the double garage via up and over doors. There is lawn with established shrubs, beautiful rose bush and a timber pedestrian gate giving access to the side of the property

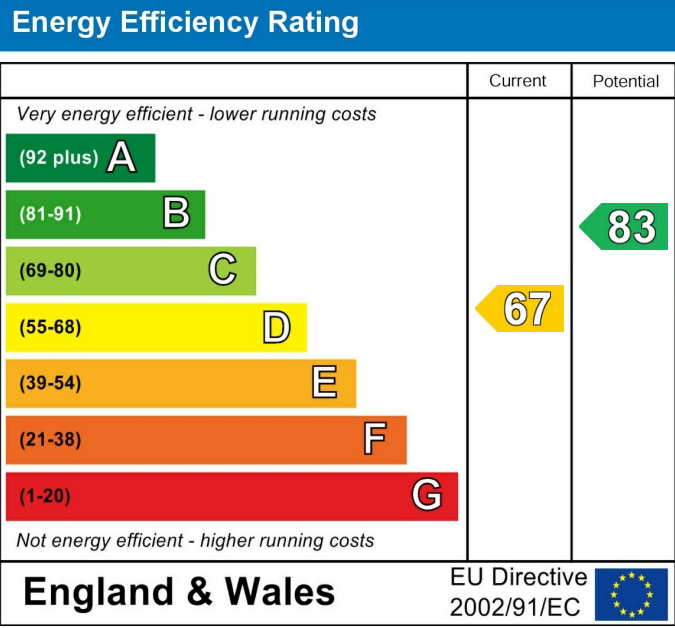
the DOUBLE GARAGE benefits from light, power, plumbing for a washing machine and a useful water tap

the private and well established rear garden has a lawn with well stocked borders with flowers, plants and shrubs. Three patio seating areas provide the perfect

space to relax, dine or entertain and there is space to the side of the property leading back out to the front

AGENTS NOTE

****Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.** This charge in non refundable**



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