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38 Heritage Court, Lichfield, WS14 9ST

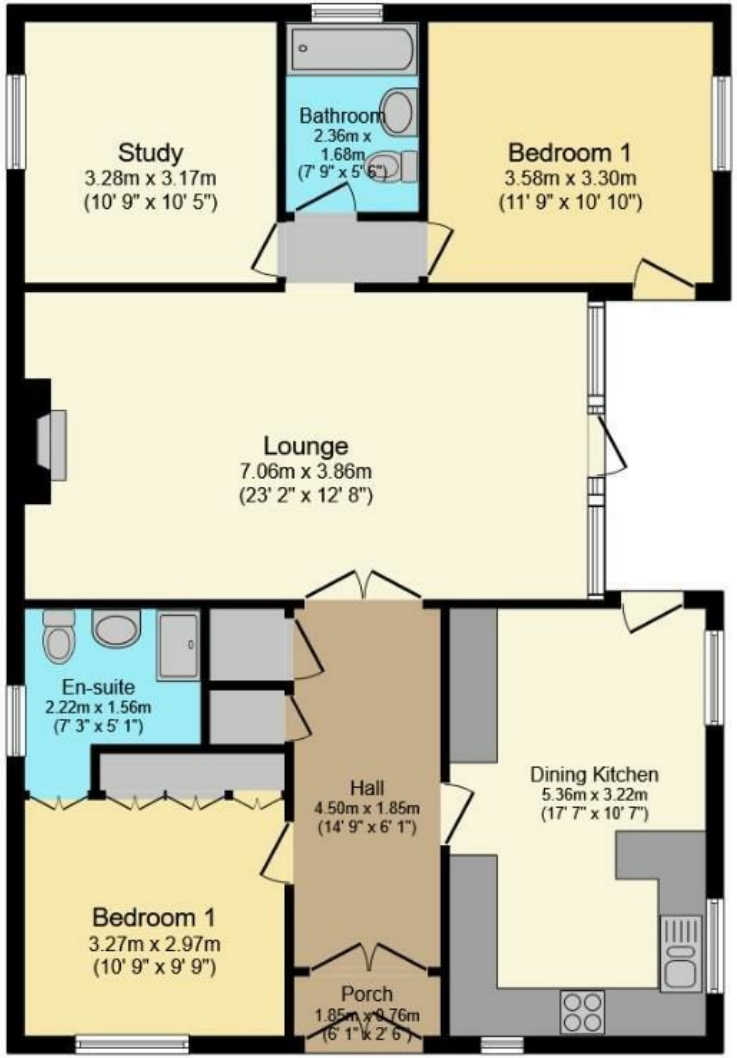
Guide Price £575,000

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A rare opportunity to acquire a detached bungalow occupying a private and highly desirable position at the end of a quiet cul-de-sac in the popular area of Boley Park, Lichfield. Offering excellent convenience and easy accessibility, this property is ideally placed for access to Lichfield city centre, a wide range of local amenities and excellent transport links. The bungalow is particularly appealing to those seeking single-storey living in a peaceful residential setting, whilst remaining within easy reach of everything the city has to offer. Externally, the property benefits from a private, low-maintenance garden, a driveway providing ample off-road parking and a detached double garage, offering excellent additional storage and parking provision. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Hallway, Dining Kitchen, Master Bedroom with Ensuite, Living Room, Bedroom Two, Main Bathroom, Bedroom Three. Driveway and Double Garage to the front and a private garden to the rear. EPC RATING - D

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Floor Plan



Garage

Total floor area 130.7 sq.m. (1,407 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

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Entrance Hallway
Accessed via a wooden front door, having a ceiling light point, x 2 storage cupboards, a radiator and carpeted flooring.

Dining Kitchen
Having x 3 ceiling light points, x 2 UPVC double-glazed windows to the side aspect and a further UPVC double-glazed windows to the front aspect. Wall and base units, ceramic sink with drainer, part tiled walls, electric oven, induction hobs and cooker hood. Integrated fridge, washing machine and dishwasher, space for dining table, a radiator, a UPVC double glazed door providing access to the rear garden, tiled flooring to the kitchen and carpeted flooring to the dining area.

Master Bedroom
Having a ceiling light point, a radiator, built in wardrobe storage, a UPVC double glazed window to the front aspect and carpeted flooring.

Ensuite
Having a ceiling light point, fully tiled walls, a UPVC double glazed window to the side aspect, a radiator, a vanity hand wash basin, a close coupled WC, an enclosed shower with an overhead main shower fitment and vinyl flooring.

Living Room
Having exposed beams to the ceiling, x 4 wall mounted light points, x 2 UPVC double-glazed windows to the side aspect, a gas fire place with tiled hearth, x 2 radiators, a UPVC double-glazed patio door into the rear garden and carpeted flooring.

Hallway
Having a ceiling light point, access to the loft space, airing cupboard and carpeted flooring

Bedroom Two
Having a ceiling light point, built in wardrobe storage, a UPVC double-glazed window to the side aspect, a radiator, a UPVC double glazed door leading into the garden and carpeted flooring.

Main Bathroom
Having a ceiling light point, a UPVC double-glazed window to the rear aspect, fully tiled walls, a radiator, a close coupled WC, a vanity hand wash basin, a panelled bath with mixer taps and vinyl flooring.

Bedroom Three
Having a ceiling light point, a radiator, a UPVC double-glazed window to the side aspect and carpeted flooring.

Outside
The property is located at the end of a cul-de-sac with a tarmacadam driveway and access to the double garage via up and over doors.

To the front there is lawn with established shrubs, bushes and a timber pedestrian gate giving access to the side and rear of the property.

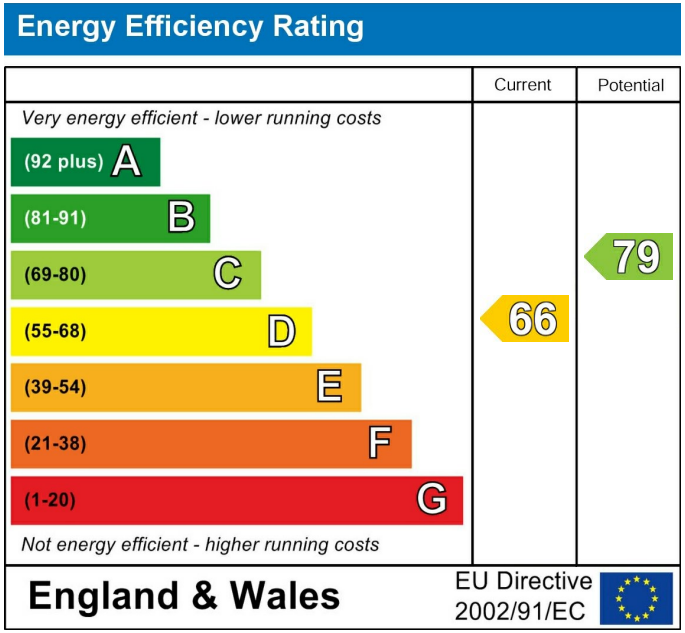
The DOUBLE GARAGE benefits from light and power.

The private rear garden has x 3 slabbed patio seating areas, providing the perfect space to relax, dine or entertain, there are trees, bushes, flowers, shrubs and a useful outside water tap. There is a paved pathway leading to a door providing access to the garage.

AGENTS NOTE
Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £1,750 plus VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:
1. A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later
2. Professional AML checks taken care of
3. Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.



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