

Connells

Spearhill
Lichfield

Spearhill
Lichfield WS14 9UD

for sale
£440,000







Property Description

Situated within the highly sought-after and exclusive area of Boley Park, Lichfield, this impressive detached family home occupies a generous plot within a quiet residential cul-de-sac.

Offering high-specification accommodation throughout, the property provides spacious and well-appointed living space, ideally suited to modern family living.

Upon entering, you are welcomed by a spacious reception hall, leading to a convenient guest cloakroom/WC, a generous lounge which flows through to the dining room, and a well-appointed kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous plot, with a driveway providing off-road parking for two vehicles, a tandem garage, perfect for potential conversion and an enclosed rear garden, offering an ideal space for outdoor entertaining and family enjoyment.

Perfectly positioned for families, the property is within walking distance of Lichfield city centre, with its excellent range of shops, restaurants and amenities.

Entrance Hall

Guest W/C

Lounge
17' 1" x 10' 2" (5.21m x 3.10m)

Dining Room
9' 10" x 8' 10" (3.00m x 2.69m)

Kitchen
9' 10" x 7' 10" (3.00m x 2.39m)

Tandem Garage
32' 2" x 7' 10" (9.80m x 2.39m)

First Floor Landing

Bedroom One
12' 10" x 8' 10" (3.91m x 2.69m)

Bedroom Two
9' 10" x 9' 10" (3.00m x 3.00m)

Bedroom Three
9' 10" x 7' 10" (3.00m x 2.39m)

Bathroom
6' 11" x 6' 3" (2.11m x 1.91m)

Location

Situated in Lichfield's most desirable and sought after residential area off Roman Way, on the exclusive south side of Boley Park having easy walking distance to King Edward VI Senior School , St. Michael Primary School, The 5 Spires Academy & St. Josephs Primary School. The property is well situated for all local amenities including the Co-operative food store & Insomnia cafe, Chemist and Travel Agents. There is easy walking access to Lichfield Cathedral City Centre with its full range of shopping facilities, cafe culture, fine dining including Michelin starred restaurants, the renowned Garrick theatre as well as comprehensive commuter services from Lichfield City Rail station to Birmingham New Street(37mins) and also a direct line to London Euston via Trent Valley (80/85 mins). The M6 Toll Road which links

the national motor way network, is within 5 miles.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







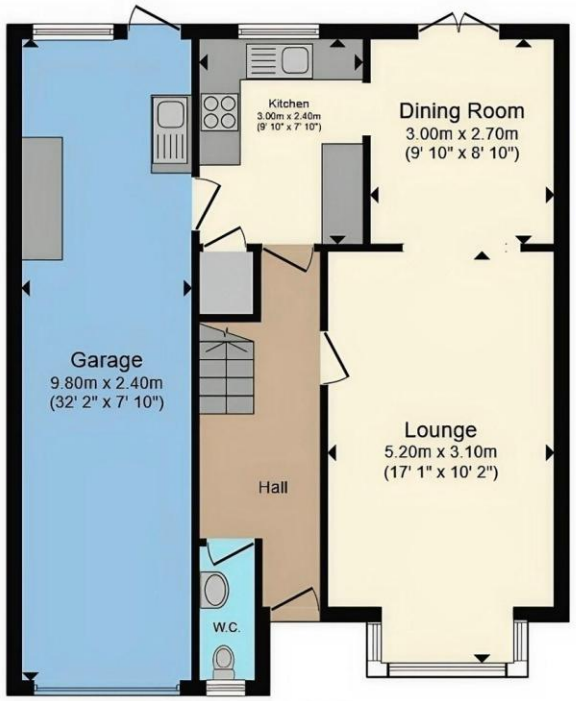




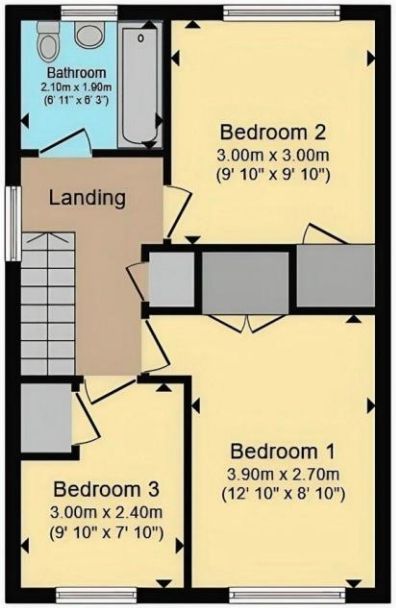

OF THE MIDLANDS







Ground Floor



First Floor

Total floor area 113.1 m² (1,218 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 www.propertybox.io

To view this property please contact Connells on

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11-13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312573

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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