



Hartslade
Boley Park, Lichfield

Hartslade Boley Park



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented five/six bedroom detached family home situated within a sought after cul-de-sac in Boley Park.

The spacious property is set over three floors with outstanding features including: entrance hallway, spacious front lounge, stunning modern fitted kitchen, dining room, conservatory, utility, garage store, open landing, family bathroom, four double bedrooms on the first floor plus dressing room to the master, second floor landing/study area and additional top floor fifth bedroom. The fourth bedroom is currently used as a laundry room. The dressing room could be changed into a sixth bedroom if required.

Externally there is a front driveway with parking for at least three cars, plus a charming mature planted cottage style rear garden with planted flower beds, patio and lawn plus greenhouse and shed. There is also a cold water tap and hot/cold tap.

Other benefits include UPVC double glazing and gas central heating through out.

Hartslade occupies an established sought after location on the Boley Park Estate and provides ease of access into Lichfield City centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. There is also a further range of facilities available in Boley Park with local supermarket, public house, travel agents, pharmacists and newsagents all within walking distance. Also nearby is Darwin Park accessed via pathway, perfect for dog walkers and runners.

RECEPTION HALL:

Composite entrance door, engineered oak flooring, ceiling light point, useful storage cupboards, stairs to first floor accommodation and doors to kitchen, guest w/c and lounge.

LOUNGE:

12' 0" x 17' 3" into bay (3.65m x 5.25m)
Feature brick fireplace with brand new inset gas fire, carpeted flooring, coving, TV & phone sockets, ceiling light point, radiator and bay window to front.

MODERN FITTED KITCHEN:

16' 8" x 12' 8" (5.08m x 3.87m)
Range of matching modern fitted wall and base units incorporating cabinets, cupboards, drawers, corner carousels, plus pull out larder units, integrated spice rack plus quartz and solid oak work tops/breakfast bar. Appliances include: twin AEG electric ovens and 5 ring gas hob with extractor hood, integrated NEFF dishwasher, integrated fridge, instant boiling water tap, engineered oak flooring, recess spot lights, ceiling light points, windows to the side and rear, French doors to the garden, opening to the utility area and door to the dining room.

UTILITY:

7' 1" x 7' 11" (2.17m x 2.41m)
Fitted wall and base units with space for further white goods such as a fridge and freezer, hangers offering coat storage space, spot lights, engineered oak floor, door to the side and into the garage store.

DINING ROOM:

9' 10" x 11' 2" (3.00m x 3.41m)
Carpeted flooring, radiator, ceiling light point and French doors to conservatory.

CONSERVATORY:

9' 5" x 9' 10" (2.87m x 3.00m)
Polycarbonate sloping roof with UPVC frame set on a brick base, ceiling light point, tiled flooring and French doors to the rear garden.

INTEGRAL GARAGE:

8' 7" x 7' 1" (2.62m x 2.17m)
Up and over front door, ceiling light and electric points, door to the utility.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, stairs to top floor accommodation, doors off to four bedrooms, the dressing room, family bathroom and useful storage cupboard.`

MASTER BEDROOM:

9' 8" x 13' 2" (2.95m x 4.02m)
Carpeted flooring, radiator, ceiling light point, window to front, doors to the en-suite and the dressing room.





EN-SUITE:

White suite comprising: shower cubicle, cabinet wash hand basin with wooden work top, wall tiling, ceiling light point, heated towel rail.

DRESSING ROOM (SIXTH BEDROOM):

8' 10" x 10' 1" (2.70m x 3.08m)
Built in wardrobes, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM TWO:

9' 8" x 10' 6" (2.95m x 3.19m)
Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

7' 5" x 16' 3" (2.25m x 4.95m)
Laminate flooring, ceiling light point, radiator and dormer window to front.

BEDROOM FOUR/UTILITY:

9' 0" x 6' 11" (2.75m x 2.10m)
Laminate flooring, ceiling light point, radiator and window to rear. Currently set up as a laundry room.

FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, W/C, wall tiling, vinyl flooring, ceiling and window to rear.



SECOND FLOOR LANDING/STUDY:

9' 1" x 13' 9" (2.78m x 4.19m)
Carpeted flooring, ceiling light point, eves storage to front and rear, sky light to rear and door to bedroom.

BEDROOM FIVE:

9' 2" x 13' 9" (2.80m x 4.19m)
Carpeted flooring, radiator, ceiling light point, radiator, eves storage and sky light to rear.

EXTERNALLY:

At the front is a lawn area and drive with parking for at least three vehicles which leads to the front entrance door and garage. The charming private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn with attractive planted cottage style borders and flower beds, shed and greenhouse plus outside hot/cold tap and further cold tap.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



