



Cornfield Drive
Boley Park

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom detached house situated in the sought after area of Boley Park, Lichfield.

The property is being offered with NO ONWARD CHAIN.

Internally the property has been renovated with anew fitted kitchen, bathroom, new carpets, doors and fresh decoration throughout. Furthermore there is a new landscaped rear garden with patio and astro-turf lawn.

The property briefly comprises: entrance hallway, lounge, open plan kitchen-diner, large rear conservatory, landing, three bedroom and a family bathroom. There is also a garage to the side, as well as driveway and lawn front garden.

Cornfield Drive occupies an established sought after location in the Boley Park Estate and provides ease of access into Lichfield city centre with its diverse range of amenities. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available.

RECEPTION HALL:

UPVC entrance door, light point, radiator, stairs to the landing and door to the lounge.

LOUNGE:

4.00m x 4.06m

New carpeted flooring, radiator, light point, window to front and door to the kitchen.

KITCHEN-DINER:

5.02m x 2.88m

New fitted kitchen with matching wall and base units with wooden work tops, cabinets and drawers, inset sink and drainer, integrated electric oven and hob, space for further white goods, marble flooring, spot lights, door to the side,, dining area with radiator and patio doors to the conservatory.

LARGE CONSERVATORY:

4.83m x 3.33m max

Pitched poly-carbonate roof with UPVC frame set on a brick base, tiled flooring, light point, French doors to the garden.

FIRST FLOOR LANDING:

New carpeted flooring, light point, window to side, doors to the airing cupboard, three bedroom and family bathroom.

MASTER BEDROOM:

3.03m x 3.25m

Built in cupboard, new carpeted flooring, light point, radiator, window to the front.

BEDROOM TWO:

3.03m x 2.92m

Built in cupboard, new carpeted flooring, light point, radiator, window to the rear.

BEDROOM THREE:

2.00m x 2.28m

Built in cupboard, new carpeted flooring, light point, radiator, window to the front.





FAMILY BATHROOM:

New fitted suite comprising: bath with shower over, wash hand basin, low level WC, tiled flooring, spot lights, heated towel rail and window to the rear.

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. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, 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 and have this certified during the conveyancing by their solicitor. 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.



