



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Spearhill, Boley Park, Lichfield

£475,000

3 1 1



A simply exquisite three bedroom bungalow in one of Lichfield's most desirable areas, occupying a leafy, tucked away plot down a wonderful cul-de-sac in Boley Park.

This idyllic detached home in Spearhill sits just a mile from Lichfield's city centre, home to an extensive range of amenities, including various highly regarded bars/restaurants (including the Michelin-starred 'Upstairs' by Tom Shepherd), the award winning Beacon Park and both Lichfield train stations, offering direct links to London and Birmingham. The property even enjoys incredible immediate access to Saddlers Wood Park, providing the ideal place to walk or play.

The accommodation is light and airy throughout and appointed to an impeccable standard across each and every room, consisting of a wonderfully naturally bright living/diner with a fabulous cast iron log-burner, an equally magnificent, contemporary and dual aspect kitchen, three good size bedrooms, a tastefully styled shower room and guest WC. Externally, the aforementioned corner plot is made up of a charming frontage with an amply sized driveway and tranquil, wonderfully kept and South-facing lawned garden to the rear providing a private retreat.

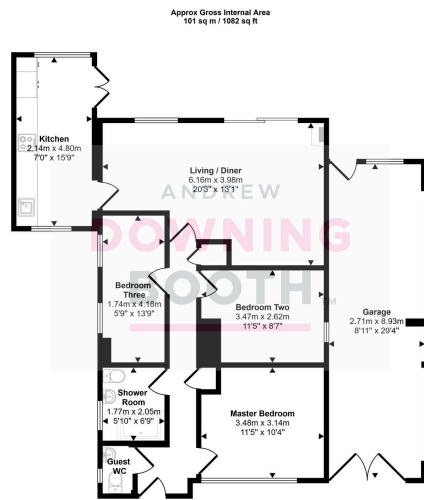
A detached three bedroom bungalow... with each and every inch presented meticulously... in a significantly sought after area... hidden away down a peaceful cul-de-sac... a viewing is nothing short of imperative.



ANDREW
DOWNING
BOOTH
ESTATE AGENTS



ANDREW
DOWNING
BOOTH
ESTATE AGENTS



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Sprayy 360.

- Three Bedroom Detached Bungalow
- Immediately Sought After Area In Boley Park
- Stunning Dual Aspect Kitchen
- Naturally Bright & Spacious Living / Diner With Logburner
- Tucked Away Plot Down A Quiet Cul-De-Sac
- Idyllic, South-Facing & Wonderfully Kept Rear Garden
- EPC Rating: C
- Council Tax Band: E

