



Ascot Close,
Lichfield, WS14 9XX

Offers Over £600,000

Lichfield

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This thoroughly extended, deceptively spacious four bedroom detached family home is situated in the Boley Park area of Lichfield, within convenient distance of highly rated local schooling and transport links.

Approached via an impressive modern paved driveway which wraps around the corner plot, the first impressions of this fantastic family home will not disappoint.

You are greeted by a wonderfully bright entrance porch, which leads into a welcoming hallway with guest W.C, leading into a vast lounge/diner. This living space provides ample room for a family, with a box bay window to the fore, and French doors to the rear into one of two spacious family rooms that this property has to offer. This room features sky light windows and overlooks the attractive rear garden. There is a kitchen/breakfast room to the rear, with access to another family room, this one with a large lantern window, and provides access to the garden as well as the integral double garage.

Upstairs off the landing is a main family bathroom and four great size bedrooms, the master with fitted wardrobes and a private en-suite shower room, and further fitted storage in bedrooms two and three.

Outside is a charming rear garden, beautifully landscaped throughout to create stunning patio social areas, with artificial lawn and attractive shrubbery surrounding.





Property Specification

BEAUTIFULLY IMPROVED FOUR BEDROOM DETACHED HOME
LOCATED IN BOLEY PARK, LICHFIELD
CORNER PLOT WITH MODERN DRIVEWAY AND DOUBLE GARAGE
SPACIOUS LOUNGE/DINER

Porch 8' 11" x 5' 10" (2.72m x 1.77m)

Hallway 12' 7" x 7' 9" (3.84m x 2.35m)

Downstairs W.C. 4' 9" x 3' 8" (1.46m x 1.12m)

Lounge/Diner 28' 0" x 11' 9" (8.53m x 3.58m max, 2.84 min)

Kitchen 14' 10" x 10' 2" (4.53m x 3.09m)

Family Room 1 20' 0" x 12' 1" (6.10m x 3.68m)

Family Room 2 16' 10" x 12' 0" (5.12m x 3.67m)

Double Garage 17' 9" x 16' 10" (5.41m x 5.12m)

Bedroom One 12' 0" x 10' 6" (3.67m x 3.21m)

En-Suite 6' 5" x 5' 4" (1.96m x 1.63m)

Bedroom Two 10' 8" x 9' 10" (3.24m x 2.99m)

Bedroom Three 8' 0" x 7' 10" (2.43m x 2.39m)

Bedroom Four 7' 9" x 7' 5" (2.37m x 2.25m)

Bathroom 7' 9" x 6' 4" (2.36m x 1.92m)

Agent's Note:

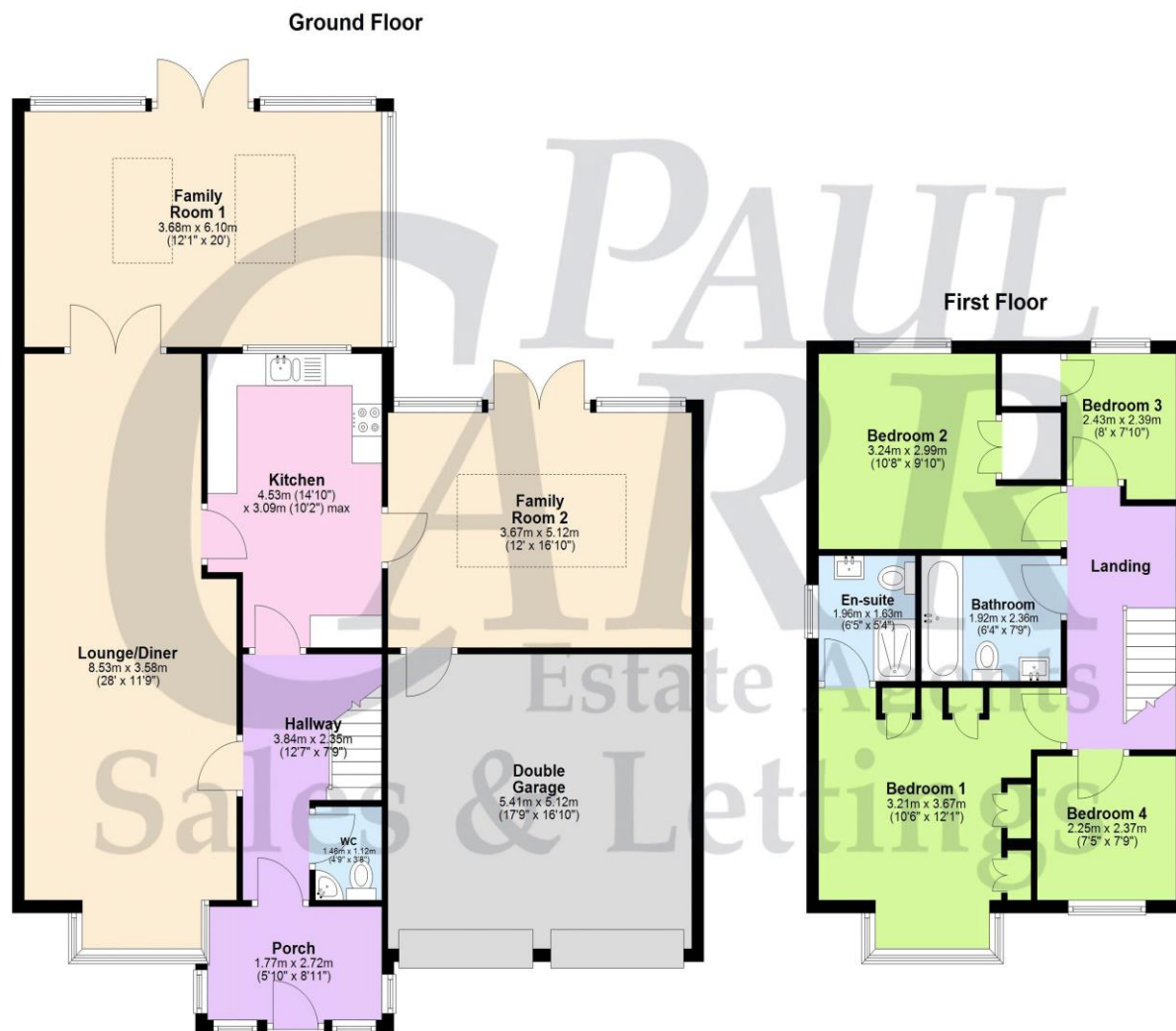
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Came on the market: 27th March 2024

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: F
Tenure: Freehold
Loft insulated, not boarded

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

