



Haymoor
Boley Park, Lichfield

Haymoor Boley Park



Lovett&Co. Estate Agents are pleased to offer for sale, this beautifully presented two bedroom semi detached house set towards the end of a sought after Boley Park cul-de-sac.

The property has been tastefully decorated and finished to an excellent standard. On the ground floor the property features a spacious lounge, charming rear conservatory and modern fitted kitchen. On the first floor there is a landing, two bedrooms and bathroom.

Externally the property offers: tarmac drive with parking for two vehicles and a good sized private rear garden. The property benefits from UPVC double glazing and central heating through out.

Haymoor 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:

Front entrance door, carpeted flooring, stairs to first floor, ceiling light point, doors to kitchen and lounge.

LOUNGE:

4.50m x 3.62m

Laminate flooring, ceiling light point, radiator, feature fireplace and double doors to the conservatory.

CONSERVATORY:

3.57m x 3.81m

Poly-carbonate sloping roof with upvc frame, light/fan point, wall light points, laminate flooring and French doors to rear garden,

KITCHEN

1.76m x 2.82m

Range of matching wall and base units incorporating cupboards, drawers, wine rack and work surfaces, inset stainless steel bowl sink and drainer with mono tap, integrated oven and four ring hob with extractor hood, tiled flooring, ceiling light point, space for washing machine, space for fridge/freezer and window to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, airing cupboard, doors to bedrooms and bathroom.

MASTER BEDROOM:

3.65m x 2.61m

Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM TWO:

3.65m x 2.61m

Carpeted flooring, storage cupboard, ceiling light point, radiator and window to front.

BATHROOM:

White suite comprising: bath with electric shower and screen, pedestal wash hand basin, low level W/C, wall tiling, ceiling light point and window to side.

EXTERNALLY:

At the front is a tarmac drive with parking for two vehicles. The private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining and a lawn with planted borders.

VIEWING:

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





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