



39 Broadlands Rise, Lichfield, WS14 9SF



Enjoying a peaceful position on a desirable cul de sac in Lichfield is this immaculately presented detached bungalow, offering recently refurbished and extended interiors, three good sized bedrooms and stunning south facing gardens. Having received upgrades to include a refitted kitchen, Orangery and immaculate landscaping, this detached home offers an ideal opportunity for a family, downsizer or buyer looking for single storey living to acquire a property within this desirable setting with minimal work required. The interiors comprise briefly reception hall, spacious lounge, refitted breakfast kitchen and Orangery to the living space, with three bedrooms serviced by a family bathroom and master en suite. Outside, there is parking for numerous vehicles to both the front and side, where there is also access into the detached double garage via electric Horman entrance doors. The manicured south facing gardens extend to a generous size, enjoying an excellent degree of privacy to all aspects.

Ideally situated for access to local amenities, schools, commuter roads and rail stations, this immaculate detached bungalow is set on the popular Boley Park, being within an easy walk from local shops and amenities. A longer walk or a few minutes drive leads to the centre of the Cathedral City of Lichfield, a desirable location home to a traditional high street, a variety of pubs, cafes and restaurants, a shopping centre and supermarkets, as well as the scenic Stowe Pools, historic Birmingham Cathedral and the renowned Beacon Park. The property benefits from convenient access to the A515, A38 and M6 Toll, there are two rail stations (Trent Valley and Lichfield City) both providing direct links to Crewe, Birmingham and London (in 80 minutes) and the International airports of Birmingham and East Midlands airports are both within a comfortable drive. The property lies within a superb catchment area for state schools including King Edwards and St Michaels with a choice of highly regarded primary schools also in the area.



- Immaculate Detached Bungalow
- Peaceful Cul de Sac Setting
- Recently Refurbished & Extended
- Generous Corner Plot
- Spacious Lounge & Stunning Orangery
- Refitted Breakfast Kitchen
- Three Bedrooms (Two Doubles)
- En Suite & Family Bathroom
- Beautifully Landscaped Gardens
- Double Garage & Ample Parking
- Walking Distance to Amenities & Centre
- Well Placed for Schools, Commuter Routes & Rail Travel

#### Reception Hall

A UPVC entrance door opens from the front into this spacious hallway, having engineered oak flooring, cupboard housing the Glow Worm gas central heating boiler and doors leading into:

#### Lounge 6.49x 3.64m (approx. 21' 4 x 11' 11)

A generous formal living room having bay window to the front aspect, engineered oak flooring and an exposed brick open fireplace

housing an open fire, being ideal for the installation of a wood burning stove. Refitted sliding doors open into the:

#### Orangery 6.33 x 3.00m (approx. 20' 9x 9' 10)

An impressive addition to the property having a ceiling lantern providing plenty of natural light, tiled flooring and windows overlooking the landscaped south facing garden. Doors open from the rear and side giving access into the gardens

#### Refitted Breakfast Kitchen 4.54 x 2.41m (approx. 14' 11 x 7' 11)

Having been refitted to an excellent standard, the kitchen comprises a range of wall and base units with quality Corian worksurfaces over, housing an inset sink with side drainer and a range of AEG integral appliances including dishwasher, oven, microwave, gas hob with extractor, fridge freezer and washing machine. To one side a Corian worksurface with curved edges houses a breakfast bar with integral wine rack and pull out storage, and the kitchen has tiled flooring, LED downlighters, window to the rear and access into both the **Orangery** and **Reception Hall**





Doors from the **Hallway** lead into a useful **Airing Cupboard** and through to:

**Master Bedroom** 3.71 x 2.99m (approx. 12'2 x 9'10)  
A spacious principal bedroom having a window to rear aspect, loft access point and private use of:

**En Suite Shower Room**

Comprising a modern suite having fitted wash basin, WC and walk-in shower, with tiled splash backs, tiled flooring and extractor fan

**Bedroom Two** 3.77 x 2.95m (approx. 12'4 x 9'8)  
Another generous double bedroom having a range of fitted wardrobes with sliding doors and a



window to the front enjoying a pleasant view down the cul de sac

**Bedroom Three** 3.18 max x 1.96m (approx. 10'5 max x 6'5)  
Ideal as a home office or single bedroom, having window to the front

**Bathroom**

Comprising a traditional suite having pedestal wash basin, WC, double shower cubicle and a free standing clawfoot bathtub with mixer tap, having a heated towel rail with column radiator, tiled splash backs and flooring, an obscured window and a mirrored vanity cabinet with light





### Outside

The property lies at the end of this secluded cul de sac, enjoying a peaceful position and a pleasant open outlook down the lane to the front. A block paved driveway to the front provides parking for two vehicles, with a second larger tarmac drive to the side offering additional parking as well as access into the:

### Double Garage 5.20 x 5.12m (17'1 x 16'10)

Having twin Horman electric entrance doors, power, lighting and a courtesy door into the rear gardens

### South Facing Gardens

Gated access leads into the gardens which have been immaculately landscaped to create seating

areas, shaped lawns and well stocked borders. Box hedging edged the patio and lawns, and steps down to a further paved terrace housing a feature ornamental pond with a waterfall. A garden shed is included in the sale and the rear of the property benefits from exterior lighting and power points

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.