



19 Baskeyfield Close, Lichfield  
WS14 9YT

Downes & Daughters  
ESTATE AGENCY

19 Baskeyfield Close, Lichfield  
WS14 9YT  
£325,000

A rare opportunity to acquire a two bedroom bungalow, boasting an enviable 'Boley Park' position, only 0.6 miles from both Lichfield City and Trent Valley stations, and benefitting from a modern kitchen and bathroom, good sized lawned rear garden, private driveway parking, a carport and detached garage. Offered for sale with no onward chain, the naturally bright interior comprises: Entrance hallway with fitted coats cupboard, shower and guest cloakroom, a living and dining room, modern kitchen, inner hallway, refitted bathroom and two bedrooms both with fitted wardrobes. Externally there is a stylish slate front garden, private driveway, gated carport, single detached garage and an ample lawned rear garden with patio seating areas and wonderful levels of privacy.

Viewing is essential to appreciate the enviable position and attractive nature of this property and understand the rarity in which they are sold on the open market.

**INTERNAL ACCOMMODATION**

Entrance Hallway With Fitted Coats Cupboard • Shower Room & Guest Cloakroom • Living & Dining Room • Modern Fitted Kitchen With Door To Carport • Inner Hallway With Airing Cupboard • Re-Fitted Bathroom • Bedroom With Fitted Wardrobes • Bedroom With Fitted Wardrobes & Door To Rear Garden

**OUTSIDE**

Stylish Slate Front Garden • Private Driveway With Gated Carport • Detached Garage • Lawned Rear Garden With Patio Seating Areas & Gate To Carport & Garage

**FURTHER INFORMATION**

No Onward Chain • Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band ? • All Mains Services • Double Glazing







**Ground Floor**  
Approx. 90.1 sq. metres (970.0 sq. feet)



Total area: approx. 90.1 sq. metres (970.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
www.downesanddaughters.co.uk



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