



ANDREW  
**DOWNING**  
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ESTATE AGENTS

# Maple Grove, Boley Park, Lichfield

£500,000

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**Entrance Porch**

**Entrance Hall**

**Living Room - 4.37m x 3.67m (14'4" x 12'0")**

**Dining Room / Conservatory - 6.58m x 3.85m (max) (21'7" x 12'7" (max))**

**Kitchen - 5.12m x 2.49m (16'9" x 8'2")**

**Utility Room**

**Guest WC**

**Landing**

**Master Bedroom - 4.13m (max) x 2.98m (13'6" (max) x 9'9")**

**Dressing Room**

**En-suite Bathroom - 2.62m x 2.46m (8'7" x 8'0")**

**Bedroom Two - 4.59m x 3.45m (15'0" x 11'3")**

**Bedroom Three - 3.44m x 2.53m (11'3" x 8'3")**

**Bedroom Four - 2.54m (max) x 2.37m (max) (8'4" (max) x 7'9" (max))**

**Bathroom**

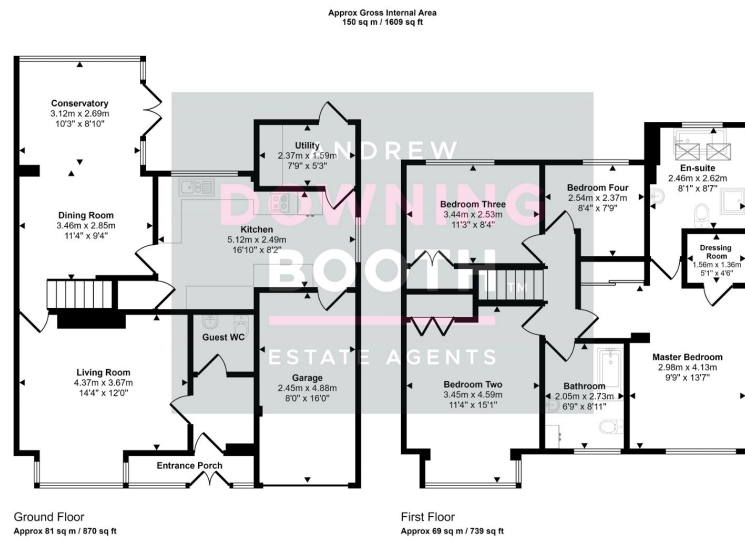
**Garage - 4.88m x 2.45m (16'0" x 8'0")**



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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 Snappy 360.

- Four Bedroom Detached Property
- Separate Living & Dining Rooms As Well As A Conservatory
- Garage & Double Width Driveway
- EPC Rating: C
- Spectacular Master Bedroom With En-Suite Bathroom, Dressing Room & Built-In Wardrobe
- Highly Desirable Location Within Boley Park, Lichfield
- Beautifully Presented Throughout
- Council Tax Band: D

