



44 Cornfield Drive, Boley Park  
Lichfield WS14 9UG

Downes & Daughters  
ESTATE AGENCY



44 Cornfield Drive, Boley Park  
Lichfield WS14 9UG  
Offers in the region of £270,000

Downes & Daughters is delighted to offer for sale this impressive two bedroom, semi detached home in a popular Boley Park location. Minutes walk from the re-styled local shops, gym and cafe, this happy family home has been sensibly extended to create a 'showpiece' kitchen diner and is beautifully presented in a tasteful contemporary style. The ground floor comprises: an entrance hallway, living room and kitchen diner & family room whilst the first floor boasts two double bedrooms, both with fitted wardrobes and a modern bathroom with bath and shower. Externally there is a lawned rear garden with decked seating area, off street parking for a number of cars and a lawned fore garden.

Viewing is essential to fully appreciate the balance of the accommodation on offer and its convenient location.

**GROUND FLOOR**

Entrance Hallway (storage cupboard) • Living Room (stairs rising to first floor)  
• Open Plan Kitchen Diner & Family Room (access to rear garden)

**FIRST FLOOR**

Landing • Bedroom One With Fitted Wardrobes • Bedroom Two With Fitted Wardrobes • Family Bathroom With Bath & Separate Shower

**OUTSIDE**

Lawned Fore Garden • Extensive Private Tarmac Driveway • Lawned Rear Garden • Decked Seating Area • Established Borders • Gated Side Access







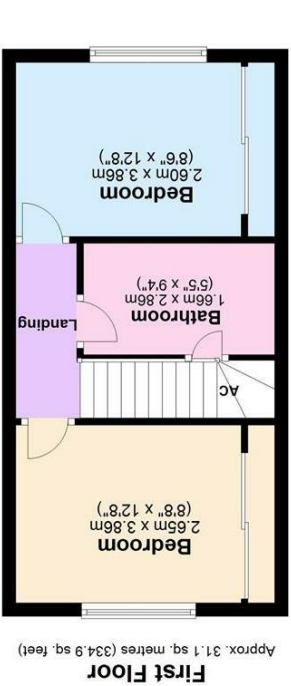
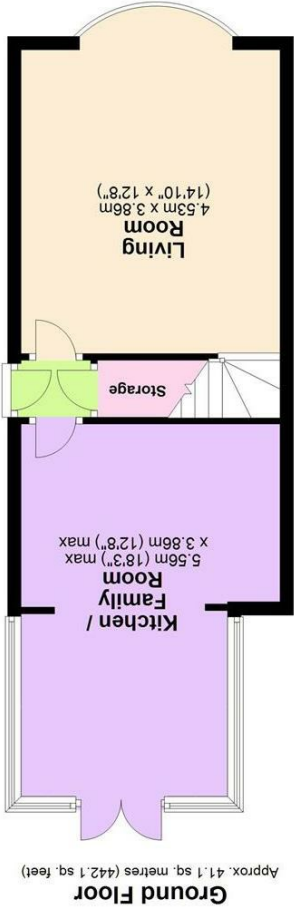




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Not All Agents Are Equal...



Total area: approx. 72.2 sq. metres (777.0 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	Maximum
90	58	90
Energy Efficiency Rating		
Current	Minimum	Maximum
63	58	90
England & Wales 2020/21/EC		
Very energy efficient - higher CO <sub>2</sub> emissions	Very energy efficient - lower CO <sub>2</sub> emissions	Very energy efficient - higher CO <sub>2</sub> emissions
A (92 pph)	A (92 pph)	A (92 pph)
B (81 pph)	B (81 pph)	B (81 pph)
C (69 pph)	C (69 pph)	C (69 pph)
D (55 pph)	D (55 pph)	D (55 pph)
E (38 pph)	E (38 pph)	E (38 pph)
F (21 pph)	F (21 pph)	F (21 pph)
G (12 pph)	G (12 pph)	G (12 pph)