



21 Yew Tree Avenue, Lichfield, Staffordshire, WS14 9UA

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

21 Yew Tree Avenue, Lichfield, Staffordshire, WS14 9UA

£400,000

Enjoying a lovely setting in the popular Boley Park district of Lichfield, this beautifully presented and extended detached family home should be high on any buyers' potential list. The stylish accommodation has the benefit of a very impressive open plan family dining kitchen to the rear which not only provides very generous living space, but also opens onto the very private garden at the rear. Additionally the garage has been converted to create a utility and store room with the rear of the garage having been converted into a versatile study. The first floor has three good bedrooms together with the stylish family bathroom, again presented to a high standard. The convenient location on Boley Park, within short walking distance of Boley Park Co-op and Lichfield Health and Fitness Club, makes it ideal for accessing not only Lichfield's comprehensive shopping and leisure facilities, but also the excellent commuter links which serve the area. To fully appreciate the quality of the accommodation on offer, an early viewing is strongly recommended.



CANOPY PORCH

with wall lantern and entrance door with glazed insert opening to:

RECEPTION HALL

having laminate flooring, radiator, stairs leading off and coving.

LOUNGE

4.07m x 4.04m (13' 4" x 13' 3") having a continuation of the laminate flooring, central feature natural wood fireplace with marble hearth and backing housing an inset living flame coal effect gas fire, coving, UPVC double glazed window to front, radiator and door to:

OPEN PLAN FAMILY DINING KITCHEN

6.42m x 5.00m (21' 1" x 16' 5") Kitchen Area (5.00m x 2.90m (16' 5" x 9' 6")) having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl sink unit with mixer tap, space for cooker with extractor hood, space for fridge, space for dishwasher, cupboard housing the Worcester combination gas central heating boiler, useful under stairs store cupboard, laminate flooring, low energy downlighters and coving. The Dining Area provides ample space for a dining table, double radiator and opening through to the:

SITTING ROOM

4.04m x 3.50m (13' 3" x 11' 6") having UPVC double glazed sliding patio door out to the rear garden, low energy downlighters, coving, laminate flooring and door to:

SHOWER ROOM

having fully tiled and glazed shower cubicle with thermostatic shower fitment with hose and drencher shower, tiled flooring, loft access hatch and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C. and vanity wash hand basin with mono bloc mixer tap, radiator, ceramic flooring and obscure UPVC double glazed window.



LAUNDRY STORE

3.67m x 2.40m (12' 0" x 7' 10") approached via an insulated electric up and over entrance door and having further pre-formed work surface space, single drainer sink unit, space and plumbing for washing machine and tumble dryer, wall mounted storage cupboards and door to:

USEFUL STUDY

2.30m x 2.28m (7' 7" x 7' 6") a versatile area having UPVC double glazed window and door to rear garden, radiator, light and power.

FIRST FLOOR LANDING

having UPVC double glazed window, loft access hatch with pulldown ladder leading to loft space with light and boarding, coving and radiator.

BEDROOM ONE

3.47m x 2.96m (11' 5" x 9' 9") having full height and width wardrobes with sliding doors, UPVC double glazed window to front and radiator.

BEDROOM TWO

3.00m x 2.92m (9' 10" x 9' 7") having UPVC double glazed window to rear, radiator and coving.



BEDROOM THREE

2.30m x 2.00m (7' 7" x 6' 7") having UPVC double glazed window to front, radiator and built-in bed with cupboard space beneath taking advantage over the stair bulkhead with useful shelving.

BATHROOM

having a 'P' shaped bath with thermostatic shower fitment and curved shower screen, vanity unit with wash hand basin with mono bloc mixer tap and vanity cupboard space beneath, close coupled W.C., heated towel rail/radiator, comprehensive co-ordinated ceramic wall tiling, extractor fan and obscure UPVC double glazed window to rear.

OUTSIDE

To the front of the property is a block paved driveway providing parking for several cars, external security lighting and useful cold water tap. To the rear is an exceptionally private garden with patio seating area with attractive wall mural and a gravelled area with stepping stone pathway and mature trees and shrubs with established hedged boundary, useful garden shed, cold water tap and security lighting.

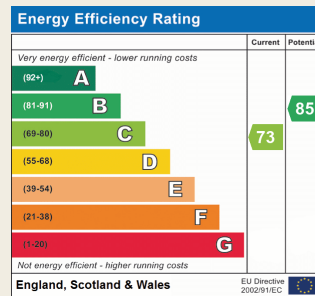
COUNCIL TAX

Band D.



FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



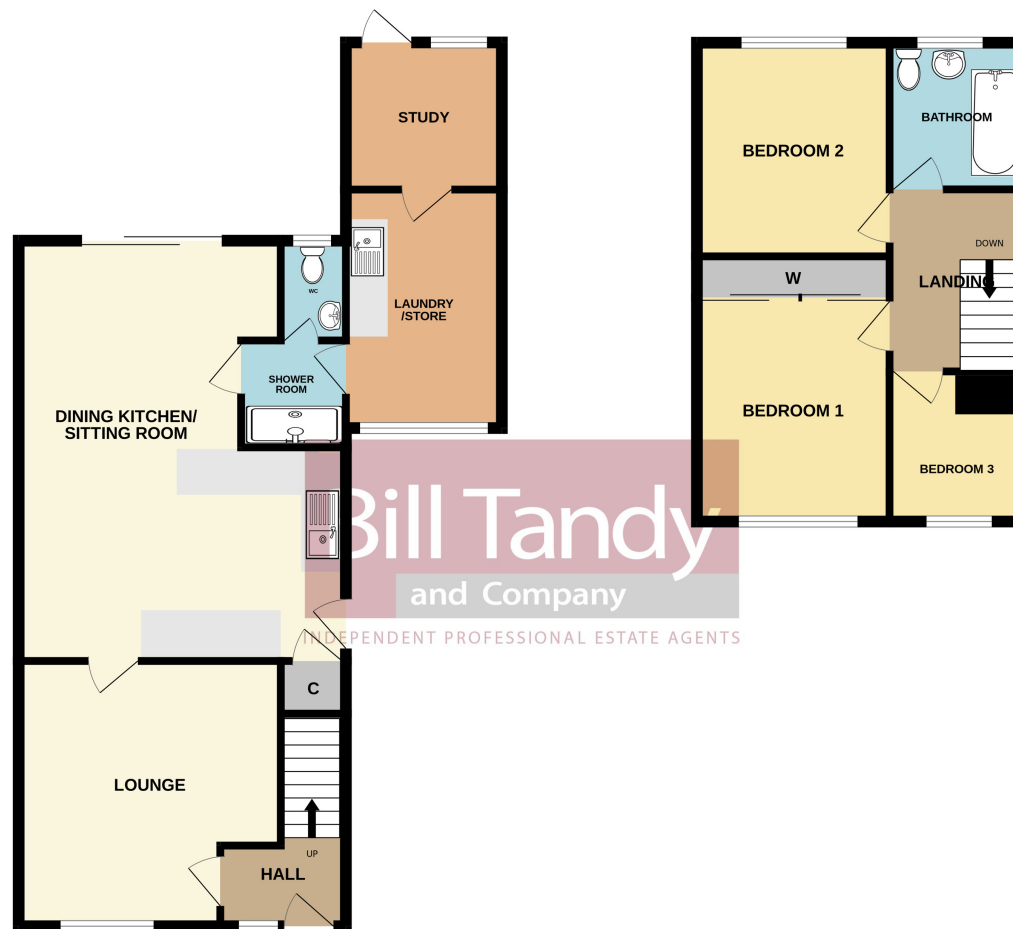
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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