



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

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy

**25 Yew Tree Avenue, Lichfield,
Staffordshire, WS14 9UA**

£375,000

Bill Tandy and Company are delighted in offering for sale this recently improved and updated detached family home, located on the highly sought after development of Boley Park. The location is only a short distance away from the cathedral city centre of Lichfield with its range of amenities, and within walking distance is a Co-op, Lichfield Health and Fitness Club and the Turnpike pub. The property itself, which we strongly urge is viewed internally to be fully appreciated, has undergone substantial improvement and provides a modern contemporary feel throughout. The accommodation comprises hall, lounge, open plan and updated dining kitchen. Three first floor bedrooms and an updated family bathroom. Ample parking can be found to the front with a good sized tarmac driveway to front, superb garden set to the rear with further side area with shed and gate to front.



RECEPTION HALL

approached via a front entrance door with window alongside and having laminate flooring, radiator and stairs to first floor. Door opens to:

LOUNGE

4.08m x 4.05m max (13' 5" x 13' 3" max) having double glazed window to front, radiator and laminate flooring. Door opens to:

RE-FITTED DINING KITCHEN

5.03m x 2.88m (16' 6" x 9' 5") having a superb range of re-fitted Shaker style base cupboards and drawers with round edge work tops above, matching wall mounted cupboards, tiled splashback surround, inset stainless steel sink, inset oven with four ring gas hob and extractor fan above, radiator, space for washing machine and fridge/freezer, double glazed door to rear with windows either side opening to the rear garden, additional double glazed door to side and useful store cupboard/pantry beneath the stairs.

FIRST FLOOR LANDING

having an obscure double glazed window to side, airing cupboard and loft access with ladder. Doors open to:

BEDROOM ONE

3.29m x 2.97m (10' 10" x 9' 9") having double glazed window to front, radiator and built-in wardrobe.

BEDROOM TWO

3.03m max (2.89m min) x 2.86m (9' 11" max 9' 6" min x 9' 5") having double glazed window to rear, radiator and built-in wardrobe.

BEDROOM THREE

2.33m x 2.00m (7' 8" x 6' 7") having double glazed window to front, radiator and useful over stairs wardrobe.



RE-FITTED BATHROOM

2.03m x 1.85m (6' 8" x 6' 1") having an obscure double glazed window to rear, tiled flooring, chrome towel rail and modern suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C. and bath with shower screen and shower over.

OUTSIDE

The property has a generously sized tarmac driveway providing parking for numerous vehicles and there is a side gated access leading to the rear. To the rear of the property is a generous paved patio, shaped lawn, flower bed borders, two useful storage sheds, conifers for screening and fenced surround.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

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



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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.

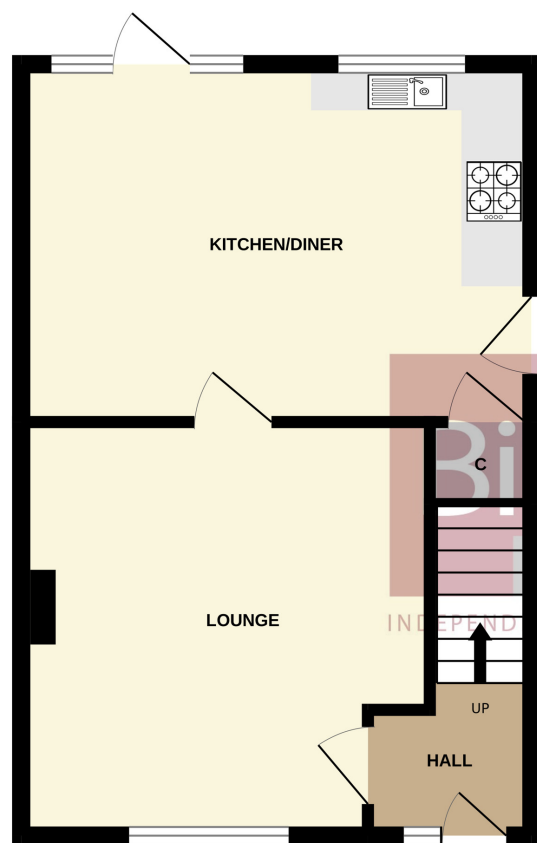
VIEWING

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

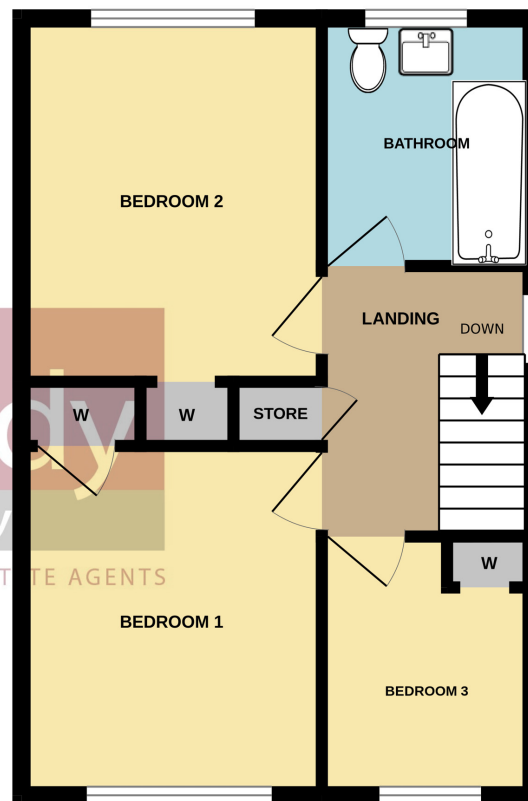
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient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



GROUND FLOOR



1ST FLOOR



25 YEW TREE AVENUE, LICHFIELD WS14 9UA

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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lichfield@billtandy.co.uk
Tel: 01543 419400

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