



10 Jay Court, Streethay, Lichfield, Staffordshire, WS13 8XE

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 10 Jay Court, Streethay, Lichfield, Staffordshire, WS13 8XE

# £350,000

Bill Tandy and Company are delighted in offering for sale this modern recently built double fronted semi detached home, built by Bovis Homes on a superb plot with open front aspect. The property is within walking distance of the recently built Streethay primary school which has recently been graded outstanding by Ofsted, Co-op convenience store, cafe and take-away restaurants, whilst one of the main features is access to the nearby Trent Valley railway station providing links to London, Birmingham and Manchester. The property itself comprises hall, guests cloakroom, lounge with French doors to garden, open plan dining kitchen, three bedrooms and bathroom. To the front is a double width driveway, whilst the owners have superbly landscaped the side garden. Internal viewings are highly recommended and the property has the benefit of no upward chain.



### CANOPY PORCH

with obscure double glazed composite front entrance door which opens to:

### 'L' SHAPED RECEPTION HALL

having laminate floor, stairs to first floor, radiator, Intelligent thermostat control and doors open to:

### GUESTS CLOAKROOM

having radiator and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### LOUNGE

4.50m x 3.92m (14' 9" x 12' 10") having double glazed window to front, two radiators, laminate floor and useful store cupboard.

### DINING KITCHEN

4.49m x 2.67m (14' 9" x 8' 9") having double glazed windows to front and side, radiator, high gloss units comprising base cupboards and drawers surmounted by round edge work tops, matching upstand splashback surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink unit, inset Hotpoint oven with four ring gas hob and extractor fan above, integrated fridge and freezer, integrated washing machine, space for dishwasher and concealed space housing the Potterton boiler.

### FIRST FLOOR LANDING

having loft access and doors leading off to:

### BEDROOM ONE

4.48m max into wardrobe x 3.19m (14' 8" max into wardrobe x 10' 6") having double glazed windows to front and side, two radiators and recently fitted Starplan wardrobes.



### BEDROOM TWO

4.18m x 2.27m (13' 9" x 7' 5") having double glazed window to front and radiator.

### BEDROOM THREE

3.00m x 2.17m (9' 10" x 7' 1") having double glazed window to side and radiator.

### BATHROOM

2.26m x 1.97m (7' 5" x 6' 6") having an obscure double glazed window to front, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower screen and shower appliance over with tiled surround.



## OUTSIDE

The property is superbly positioned on this desirable development with an lawned and tree-lined walkway to the front providing feature views. To the front of the property is a double width tarmac driveway, paved pathway leading to the front door and side gate. One of the distinct features of the property is its superbly landscaped side garden having a newly updated paved patio area, two lawned areas, one with railway sleeper surround with inset spotlighting, storage shed, fenced and walled surround, external tap, security light and two external power points.

## COUNCIL TAX

Band C.

## 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/>



## DEVELOPMENT SERVICE CHARGE

We understand from the vendors that there is a development service charge payable of approximately £236.00 per annum which covers maintenance of the development and communal areas. Should you proceed with the purchase of the property these details must be verified by your solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(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.



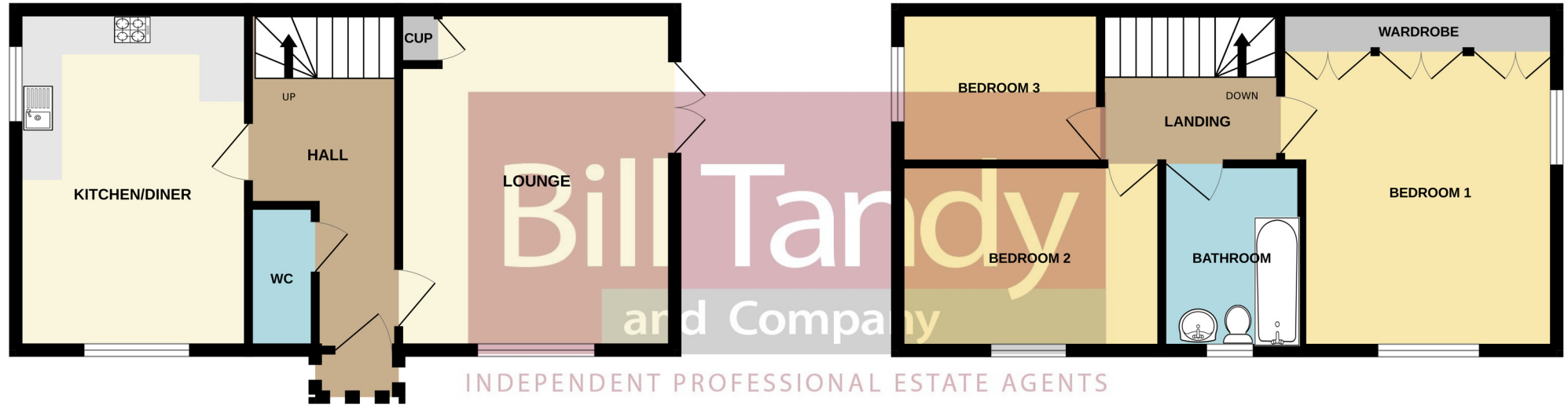
## VIEWING

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](mailto: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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