



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

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS



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

£390,000

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 modernisation and provides a modern contemporary feel throughout. The accommodation comprises hall, lounge, dining room, modern kitchen and laundry. Three first floor bedrooms and an updated family shower room. Ample parking can be found to the front with a block paved driveway, garage and garden set to the rear.



CANOPY PORCH

having a composite front entrance door with double glazed insets leading to:

RECEPTION HALL

having radiator, stairs to first floor, LVT floor and door to:

LOUNGE

4.06m x 4.04m max (13' 4" x 13' 3" max) having double glazed window to front, radiator, LVT floor and archway leads to:

DINING ROOM

2.87m x 2.44m (9' 5" x 8' 0") having double glazed patio doors to rear garden, radiator and LVT floor.

KITCHEN

2.88m x 2.54m (9' 5" x 8' 4") having double glazed window to rear, LVT floor, ceiling spotlighting, useful under stairs storage cupboard/pantry, base storage cupboards and drawers with preparation work tops above, wall mounted storage cupboards, inset sink unit with drainer, tiled splashback surround, integrated dishwasher, space for range style cooker with extractor fan above and door to:

LAUNDRY ROOM

3.44m x 2.20m (11' 3" x 7' 3") having double glazed windows and door to rear garden, round edge work top with space beneath for washing machine, tumble dryer and fridge, radiator and door to garage.

FIRST FLOOR LANDING

having glass and metal tube balustrade surround, loft access, double glazed window to side, storage cupboard and doors open to:

BEDROOM ONE

3.30m x 2.99m (10' 10" x 9' 10") having updated and contemporary wardrobes with sliding doors, double glazed window to front and radiator.



BEDROOM TWO

3.06m x 2.88m (10' 0" x 9' 5") having double glazed window to rear and radiator.

BEDROOM THREE

2.31m max x 1.96m (7' 7" max x 6' 5") having double glazed window to front, radiator and useful over stairs store cupboard.

RE-FITTED SHOWER ROOM

1.90m x 1.88m (6' 3" x 6' 2") having an obscure double glazed window to rear, chrome heated towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower enclosure with twin headed shower appliance over, full ceiling height tiled splashback surround, laminate floor and ceiling spotlighting.

OUTSIDE

To the front of the property is a large block paved driveway providing parking and leading to the front door and garage. Set to the rear of the property is a paved patio seating area with a shaped lawn set beyond, shed and fenced surround.



GARAGE

4.08m x 2.39m (13' 5" x 7' 10") approached via an up and over entrance door and having door to laundry room..

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/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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



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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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lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



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