



3 Austin Avenue, Streethay, Lichfield, Staffordshire, WS13  
8WD

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

Bill Tandy



## 3 Austin Avenue, Streethay, Lichfield, Staffordshire, WS13 8WD

# £279,950

Bill Tandy and Company are delighted in offering for sale this modern semi detached house, recently built by Miller Homes and located on the small and select cul de sac of Austin Avenue. The location is within walking distance of the recently built Streethay primary school given an outstanding rating by Ofsted. Further facilities include the newly added Co-op convenience store, cafe and take-away outlets, whilst Trent Valley railway station is within easy access providing links to London, Birmingham and Manchester. This semi detached home comprises reception hall, guests cloakroom, modern high gloss kitchen, lounge/dining room to the rear, two first floor double bedrooms and modern bathroom. One of the distinct features of the property is its recently landscaped garden, and there is a tandem tarmac driveway located to the right hand side of the property.



### CANOPY PORCH

having a composite front entrance door opening to:

### RECEPTION HALL

having Karndean flooring, radiator, stairs to first floor, ceiling spotlighting and doors open to:

### GUESTS CLOAKROOM

having Karndean flooring, obscure double glazed window to front, radiator, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and spotlighting.

### KITCHEN

having double glazed window overlooking the front garden, Karndean flooring, spotlighting, plinth heater, high gloss white handleless units comprising base cupboards and drawers with round edge work tops above, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset Zanussi oven with four ring gas hob and extractor fan above, integrated fridge/freezer and space for washing machine.

### LOUNGE/DINING ROOM

having Karndean flooring, double glazed French doors to rear garden, two radiators and under stairs storage cupboard.

### FIRST FLOOR LANDING

having double glazed window to side, loft access and doors leading off to:

### BEDROOM ONE

having double glazed window overlooking the rear garden, radiator and fitted wardrobe with contemporary sliding doors and dressing table/desk.



### BEDROOM TWO

having two double glazed windows to front, radiator, over stairs storage cupboard housing the Potterton boiler and fitted contemporary wardrobes with sliding mirrored doors.

### BATHROOM

having a modern white suite comprising wall mounted wash hand basin with tiled surround, low flush W.C., bath with shower appliance over and shower screen and full ceiling height tiling surround, Karndean floor, spotlighting and radiator.

### OUTSIDE

The property is located on this highly sought after desirable development, and located to the right hand side is a tandem tarmac driveway with gate to the rear garden and electric car charging point. One of the distinct features of the property is its superbly landscaped and substantially improved rear garden having a generous paved patio space for entertaining, artificial lawn, paved pathway leading to a rear raised paved terrace providing a superb seating area with barbeque and fenced and walled surround.



## COUNCIL TAX

Band C.

## FURTHER INFORMATION/SUPPLIES

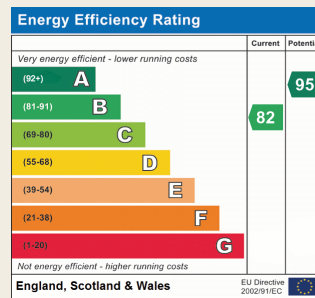
Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

## DEVELOPMENT SERVICE CHARGE

We understand from the vendor that the current Service Charge payable for the maintenance of the communal areas within the development is approximately £210.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## AGENTS NOTE - DISCLOSURE OF INTEREST

Under the Estate Agents Act of 1979 we inform you that the owner of the property is a relative of an employee of Bill Tandy and Company Estate Agents.



## 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.

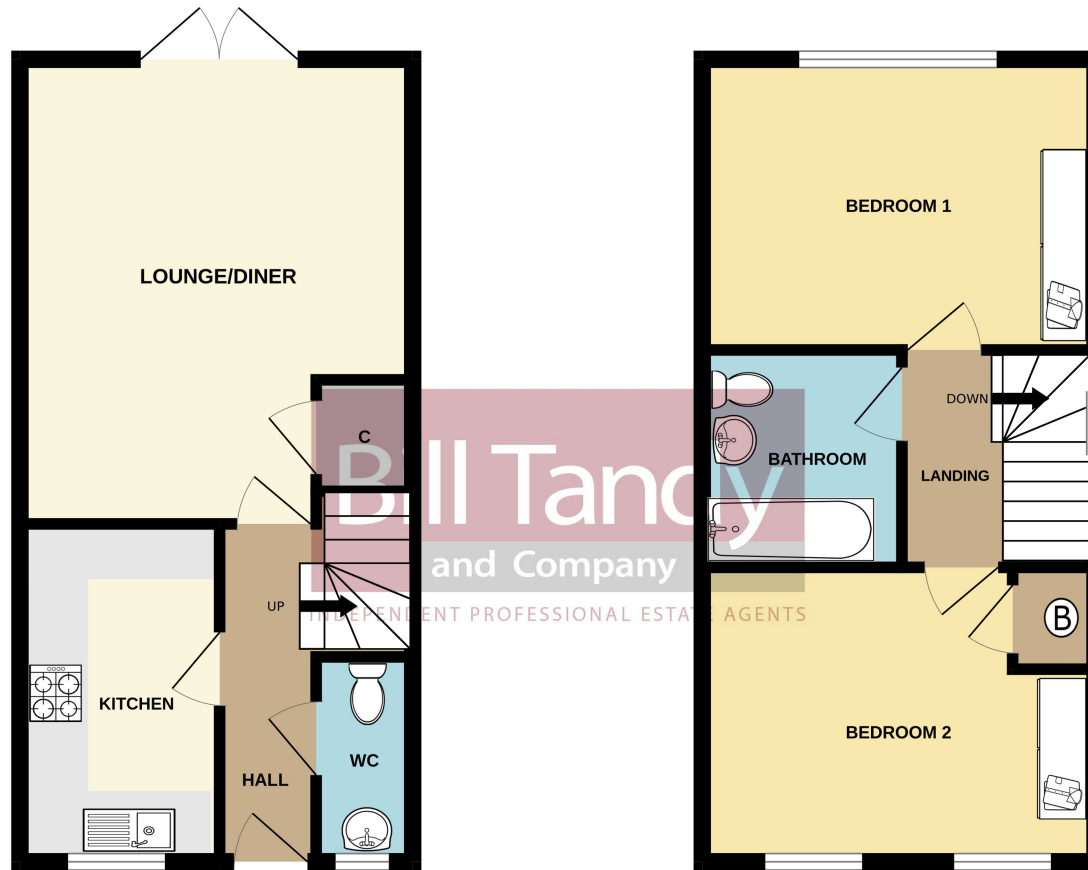
## VIEWING

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



3 AUSTIN AVENUE , STREETHAY, LICHFIELD WS13 8WD

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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