



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





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Staffordshire, WS14 9UA**

**£490,000**

## **Offers in region of**

Bill Tandy and Company are delighted in offering for sale this superbly extended and recently improved 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 extensions and provides a modern contemporary feel throughout. The accommodation comprises hall, guests cloakroom, open plan extended lounge/dining/family kitchen to the rear, separate family room office, four first floor bedrooms one having an en suite shower room, and an updated family bathroom. Ample parking can be found to the front and there is a feature garden set to the rear.



### **RECEPTION HALL**

approached via a UPVC double glazed entrance door with UPVC double glazed window to side and having LVT flooring, stairs to first floor with useful under stairs cloaks area and doors open to:

### **OPEN PLAN LOUNGE/DINER/KITCHEN**

6.78m x 6.73m (22' 3" x 22' 1") having three panel sliding aluminium doors opening to the rear garden, LVT flooring, radiators, two skylights and electrically operated blinds. The Kitchen Area has a range of updated base cupboards and drawers with work tops above, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink with swan neck mixer tap, inset AEG oven and grill with microwave, double doored larder storage cupboard, wine cooler, six ring AEG hob with work burner, spotlighting and Family Area with radiator and spotlighting.

### **FAMILY ROOM/OFFICE**

4.02m x 3.02m (13' 2" x 9' 11") having double glazed window to front and radiator.

### **UTILITY ROOM**

1.75m x 1.69m (5' 9" x 5' 7") having double glazed window to front, LVT flooring, base cupboard with inset stainless steel sink above, spaces for washing machine and tumble dryer, wall mounted boiler and door opens to:

### **GUESTS CLOAKROOM**

having wall mounted wash hand basin, low flush W.C. and LVT flooring.

### **FIRST FLOOR LANDING**

having loft access, store cupboard and doors open to:



### **BEDROOM ONE**

5.69m into Dressing Room x 3.95m (18' 8" into Dressing Room x 13' 0") having a useful Dressing Area having space for free-standing wardrobes and leads into the bedroom area having double glazed window to rear, radiator, spotlighting and door to:

### **EN SUITE SHOWER ROOM**

2.29m x 1.65m (7' 6" x 5' 5") having chrome heated towel rail, modern white suite comprising vanity unit with tiled glass splashback surround, low flush W.C, shower cubicle with twin-headed shower appliance over, LVT flooring and spotlighting.

### **BEDROOM TWO**

3.75m into wardrobes x 3.02m (12' 4" into wardrobes x 9' 11") having double glazed window to rear, radiator and built-in wardrobes with sliding mirrored doors.

### **BEDROOM THREE**

3.28m x 2.95m (10' 9" x 9' 8") having double glazed window to front and radiator.



### BEDROOM FOUR

2.31m x 1.98m (7' 7" x 6' 6") this fourth bedroom could also be used as a home office having double glazed window to front, radiator and useful store cupboard with bi-fold door.

### UPDATED FAMILY BATHROOM

2.98m x 1.69m (9' 9" x 5' 7") having LVT flooring, double glazed window to front, chrome heated towel rail, modern white suite comprising vanity unit with wash hand basin above, low flush W.C., bath with bi-fold shower screen and twin headed shower appliance over and spotlighting.

### OUTSIDE

Set to the front of the property is a tarmac driveway with block paved border, there is a front gravelled garden and side gate leading to the rear. To the rear of the property is a decked patio area, shaped lawn set beyond with borders and space and hardstanding for shed.

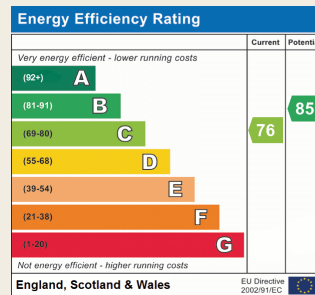
### COUNCIL TAX

Band D.



### FURTHER INFORMATION/SUPPLIES

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](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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**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS