



Yew Tree Avenue, Lichfield

- Beautifully presented semi detached house in quiet cul de sac position
- Two good size bedrooms
- Modern kitchen with appliances, Conservatory
- Ample off road parking, Landscaped rear garden
- Sealed unit double glazing & GCH
- Entrance hallway, Lounge
- Bathroom
- EPC rating C70

£230,000



To view this property contact Hunters at 7 Bore Street, Lichfield, WS13 6LJ

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General Description

Hunters have the pleasure in marketing this superb well proportioned two bedroom semi-detached house situated in a quiet cul-de-sac position on the popular Boley Park development. The property has the benefit of gas central heating, double glazing, entrance hall, lounge, modern kitchen with integrated appliances, conservatory, two good sized double bedrooms, modern family bathroom, ample off road parking and a landscaped rear garden. Early viewing is essential to appreciate this superb property. The accommodation is laid out over two floors to briefly comprise:

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALLWAY having a composite side entrance door, laminate floor, useful under stairs storage cupboard and doors off to

LOUNGE 14' 7" x 12' 7" (4.44m x 3.84m) having a uPVC double glazed front bow window, central heating radiator, feature electric fireplace, stairway to first floor and laminate flooring.

KITCHEN 12' 7" x 8' 8" (3.84m x 2.64m) fitted with a range of matching Shaker style base drawer and wall mounted units, round edged laminate work surfaces incorporating stainless steel sink top and drainer with mixer tap attachment, 4 ring 'Diplomat' gas hob with extractor hood over, integrated appliances include a 'Diplomat' double electric oven and fridge/freezer, space and plumbing for washing machine, tiled splash backs, tiled floor, central heating radiator, space for tumble dryer and access through to

CONSERVATORY 9' 8" x 10' 4" (2.95m x 3.15m) having uPVC double glazed windows to the side and rear elevations, skylights to ceiling, inset ceiling spotlights, tiled floor and uPVC double glazed double doors to the side elevation giving access to the garden.

ON THE FIRST FLOOR

Stairs from the lounge lead to the first floor **LANDING** which has a uPVC double glazed side window, ceiling hatch giving access to the roof space and doors off to all rooms.

BEDROOM ONE 12' 8" x 8' 8" (3.86m x 2.64m) having uPVC double glazed rear window and central heating radiator.

BEDROOM TWO 12' 7" x 8' 7" (3.84m x 2.62m) having uPVC double glazed front window and central heating radiator.

BATHROOM having a modern white suite to incorporate a panel bath with mixer tap shower over, vanity unit with inset hand basin, low level flush WC, heated chrome towel radiator, tiled splash backs and airing cupboard containing the 'Worcester' central heating boiler and useful shelving for storage.

OUTSIDE To the front of the property is a block paved driveway providing parking for several vehicles, gravelled area to the side, side gate giving access to the rear garden.

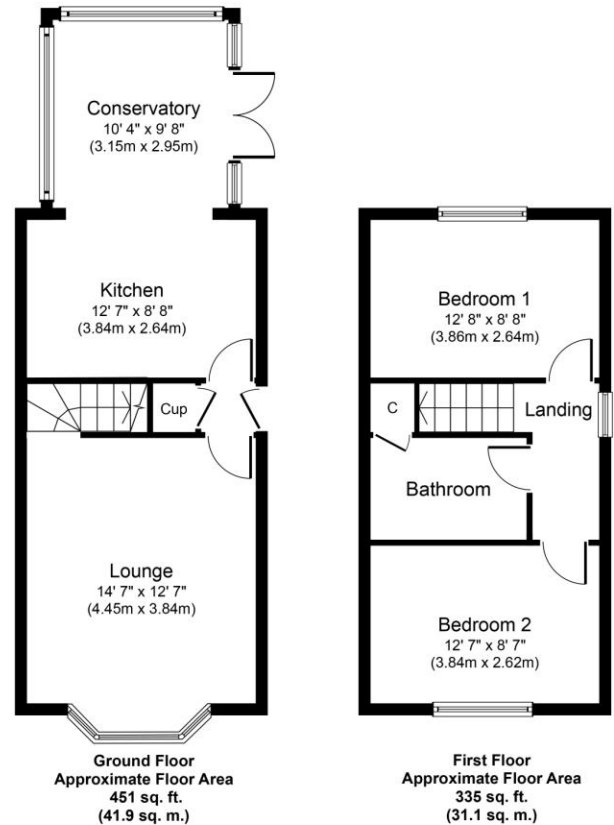
REAR GARDEN Enclosed by a fenced boundary is a landscaped garden with patio seating area to the side, steps up to a shaped bordered lawn with a range of mature shrubs and trees, garden shed to the rear and a cold water tap.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GENERAL INFORMATION

VIEWING Lichfield Office - Tel: 01543 419000

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 419000 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

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