

Offers In The Region Of £425,000

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Estate Agents



Yew Tree Avenue

Lichfield, WS14 9UA

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Jayman offer for sale this superbly presented detached property on Boley Park.

The property has been altered with stud walls to create two large bedrooms but this can easily be reversed to create 3 bedrooms to suit the buyer.

8 Yew Tree Avenue

This spacious property has been altered internally with stud walls upstairs into a two bedroom with dressing room and ensuite (to both bedrooms). This could be reversed easily to create a 3 bed with ensuite to suit the buyer.

Porch

Entrance porch leading to Lounge

Lounge 19'10" x 11'6" (6.06 x 3.52)

Full width lounge with window to fore, feature fireplace and opening to the Dining Room to rear.

Guest WC

Off the lounge with suite comprising of wash hand basin and WC.

Dining Room 17'10" x 11'6" (5.44 x 3.53)

Great sized dining area with double doors to rear garden, stairs to first floor and door to Kitchen.

Kitchen 7'11" x 11'7" (2.43 x 3.55)

With a range of storage units, sink and drainer, double oven, window to rear and useful pantry cupboard.

Utility 14'9" x 7'10" (4.51 x 2.40)

Good sized utility with space and plumbing for appliances and leading to Conservatory to the rear and to storage room (with tradesman entrance) to the fore.

Conservatory 17'7" x 13'1" (5.38 x 4.01)

Large conservatory wrapping around the rear of the property and accessed from the Dining Room and also from the Utility rooms. With blinds mounted to the ceiling glass to provide shade and door to rear garden.

First Floor

Landing with doors to;

Bedroom 1 9'2" x 18'5" (2.81 x 5.62)

Spacious double bedroom with built in bedroom furniture, windows to fore and door to large dressing room.

Dressing Room (Bed 3) 9'10" x 7'4" (3 x 2.26)

Large walk in dressing room (previously bedroom 3) with windows to fore.

Bedroom 2 15'6" x 9'11" (4.73 x 3.04)

Spacious bedroom with built in wardrobes, windows to rear and opening into dressing area with door to ensuite.

Dressing Area 8'11" x 7'9" (2.74 x 2.37)

Good sized dressing area with door to ensuite.

Ensuite

Modern fitted en-suite with walk in shower cubicle, wash hand basin and WC.

Bathroom

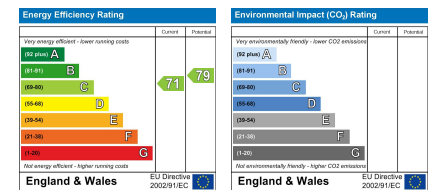
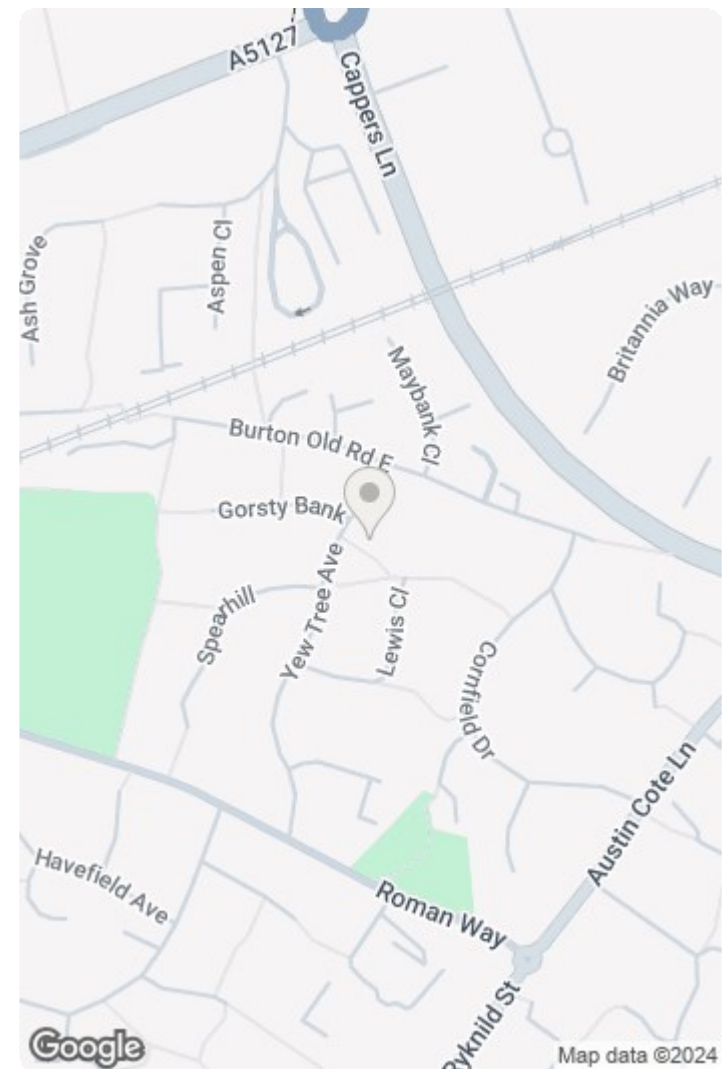
With suite comprising of corner shower cubicle, bath, his and hers wash hand basins and WC.

Garden

Comprising of decked patio area and garden areas with part brick part glass greenhouse to the rear.



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