



Yorkshire Way,
Burntwood, St. Matthews Estate, WS7 9QY

Offers in the Region Of £625,000

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Welcome to Yorkshire Way, a well appointed, executive detached family home situated in a private position on the sought after St. Matthews development in Burntwood.

Internally this wonderful property has an inviting entrance hall, large family living room, versatile dining room, beautiful kitchen diner finished to a high specification and having the additional benefit of a separate utility room. The ground floor also features an office/snug and also a guest w/c.

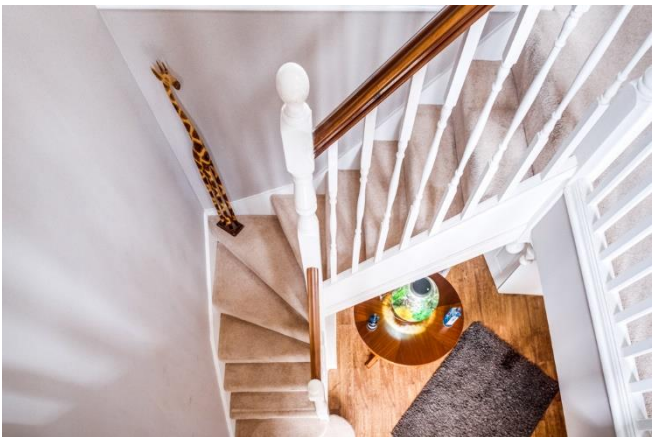
Stairs lead to the first floor where the imposing gallery landing leads to four generous double bedrooms. Bedroom one and two both feature an en suite shower room and there is another modern family bathroom.

Outside is a privately enclosed rear garden with a lawn, patio and decked area with a water feature. To the fore is a large multi vehicle driveway, car port and useful double garage. Nearby amenities include a handful of shops, easily accessible transport links and just a short drive into Lichfield City Centre.

The surroundings are idyllic and with the Cricket field, country pubs and plenty of open greenery this really is the perfect home for any growing family.

CALL NOW TO VIEW!!!











Property Specification

EXECUTIVE FOUR BEDROOM PROPERTY
SOUGHT AFTER PRIVATE LOCATION
THREE RECEPTION ROOMS
TWO EN SUITES
IMMACULATELY PRESENTED THROUGHOUT

Hall 3.24m (10'7") x 2.91m (9'7")

Living Room 6.20m (20'4") x 3.62m (11'11")

Dining Room 3.38m (11'1") x 3.22m (10'7")

Kitchen/Diner 5.89m (19'4") x 3.89m (12'9")

Utility Room 2.79m (9'2") x 2.60m (8'6")

Office 2.99m (9'10") x 2.56m (8'5")

WC

Landing 3.99m (13'1") x 3.28m (10'9") plus 0.28m (0'11") x 0.28m (0'11")

Bedroom 1 4.18m (13'9") x 4.01m (13'2") plus 0.28m (0'11") x 0.28m (0'11")

Bedroom 2 3.76m (12'4") x 3.39m (11'1") plus 0.28m (0'11") x 0.28m (0'11")

Bedroom 3 3.70m (12'2") x 3.17m (10'5") plus 0.28m (0'11") x 0.28m (0'11")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: F
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Map Location

