



This beautiful, characterful, detached family home is situated on Yoxall Way in Streethay, Lichfield. Within a highly desirable estate close to a popular high-rated Primary School as well as popular amenities, this home is also nearby Lichfield Trent Valley station with connections to London and Birmingham.

Approached via the wonderful curb appeal this home offers, with a driveway and large external garage to the right, the internal accommodation comprises of a spacious welcoming entrance hallway with guest W.C and fitted storage, leading into a vast living room. This lounge is a fantastic bright space with a feature bay window and double doors flowing into an open plan kitchen/diner, providing brilliant social space for friends and family, with French doors out to the private rear garden.

Upstairs off the landing are three great size bedrooms and a family bathroom, with the master bedroom benefiting from a private en-suite shower room.

Outside is a beautifully landscaped rear garden with social patio areas and low maintenance artificial lawn, surrounded by fenced enclosure with gated side access out to the driveway and garage.

Tenure: Freehold
Council Tax Band: D
Maintenance fee: £177.33 per annum



PAUL CARR
Estate Agents
Sales & Lettings

Hallway
15' 3" x 3' 3" (4.66m x 0.98m)

Lounge
16' 3" x 11' 1" (4.96m x 3.37m)

Kitchen/Diner
18' 3" x 9' 6" (5.56m x 2.89m)

Downstairs W.C.
5' 9" x 3' 2" (1.76m x 0.96m)

External Garage
19' 11" x 9' 10" (6.08m x 2.99m)

Bedroom One
10' 10" x 10' 6" (3.29m x 3.20m)

En-Suite
7' 5" x 5' 2" (2.25m x 1.57m)

Bedroom Two
11' 3" x 8' 8" (3.44m x 2.65m)

Bedroom Three
9' 7" x 6' 9" (2.91m x 2.06m)

Bathroom
6' 9" x 6' 3" (2.05m x 1.91m)

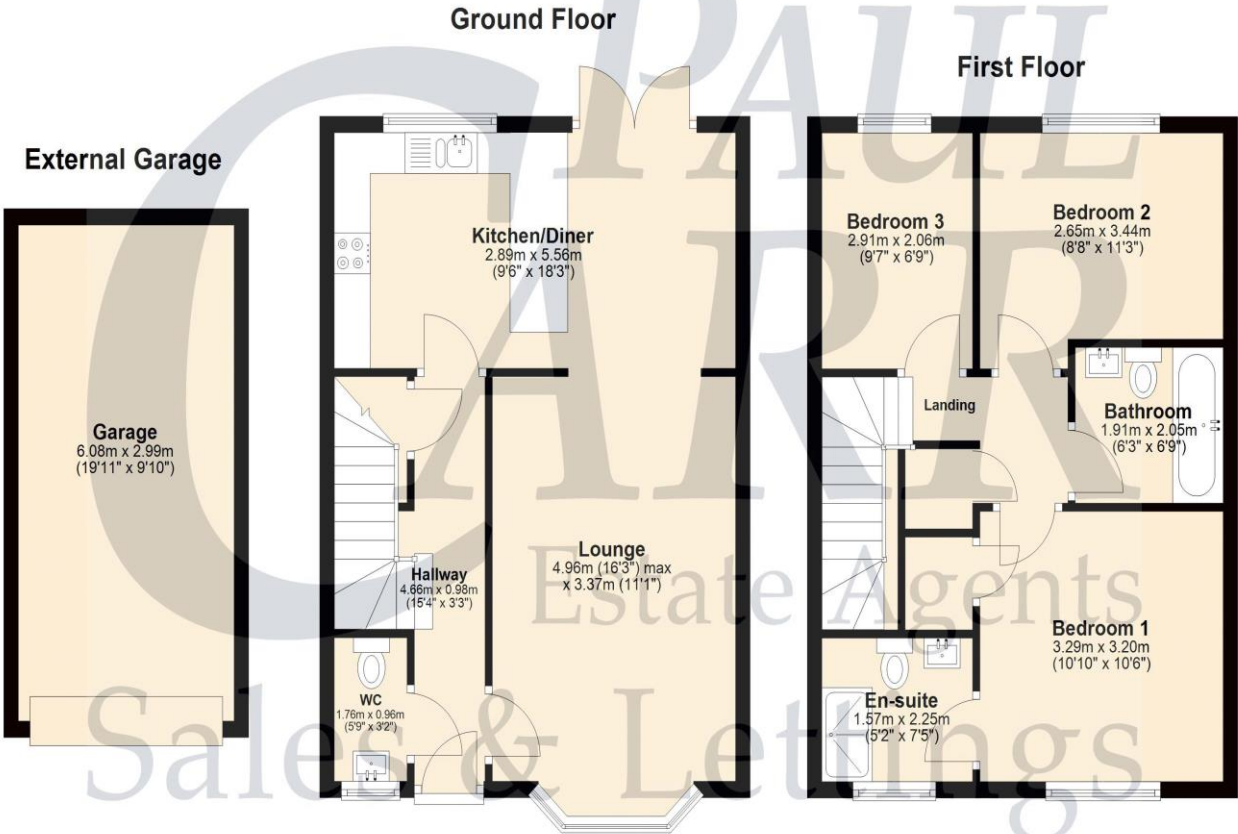






Floor Plan

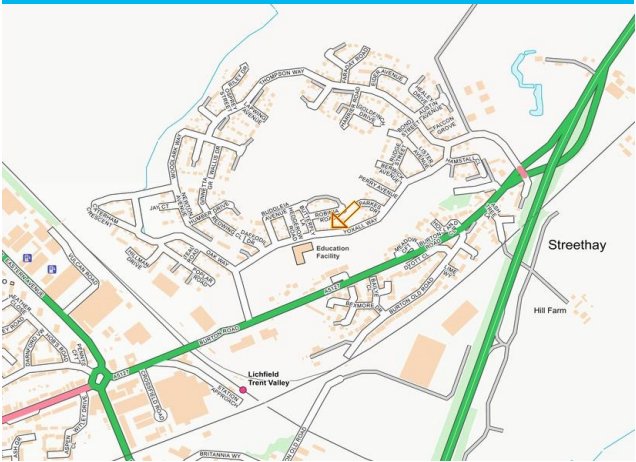
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location









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: April 25