



Yew Tree Avenue  
Boley Park, Lichfield

# Yew Tree Avenue

## Boley Park



Lovett&Co. Estate Agents are pleased to offer for sale this spacious and well presented four bedroom detached family home occupying a large corner plot in Boley Park.

The property is being offered with NO ONWARD CHAIN and briefly comprises: porch, entrance hallway, spacious rear lounge and dining room, large rear conservatory, kitchen, ground floor side extension with utility area and study, downstairs WC, landing, family shower room, four bedroom and an en-suite and dressing area to the master bedroom. There is also an integral garage.

Externally, there is parking for at least three vehicles on the block paved front driveway as well as both side and rear gardens. The rear garden has gated side access and features patio areas, lawn and shed. The side garden is mainly lawn with Laurel hedged borders.

It is situated on the popular Boley Park estate in Lichfield and is well placed to take advantage of local amenities including supermarket, gym, pub and pharmacy all within easy walking distance.

Lichfield City centre is a mere fifteen to twenty minute walk away or you can catch the bus at the stop opposite the property.

Excellent commuter links are available with the A38, M6 toll road, A5, A452 linking the Midlands motorway network and there are both Cross & Inter City railway lines available at Trent Valley & City stations.

### RECEPTION HALL:

Accessed via the front porch through the composite entrance door it features: tiled flooring, light point, radiator, stairs to the first floor, doors to the WC, kitchen and lounge.

### LOUNGE:

16' 11" x 11' 9" (5.16m x 3.58m)  
Carpeted flooring, TV aerial sockets, purpose built TV stand and tiled shelving with space for an electric fire above, ceiling light points, radiator, folding doors to the dining room, window to the rear and patio doors to the conservatory.

### CONSERVATORY:

12' 0" x 10' 0" (3.66m x 3.06m)  
Glass roof with UPVC frame and double glazed units and French doors to the garden, carpeted flooring and wall light point.

### DINING AREA:

8' 4" x 11' 9" (2.55m x 3.58m)  
Carpeted flooring, ceiling light points, radiator, windows to rear.

### KITCHEN:

10' 10" x 8' 2" (3.30m x 2.48m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for cooker, fridge and freezer as well as a dishwasher, tiled flooring, strip lighting, window to the front and door to the utility and study.

### UTILITY & STUDY AREA:

6' 8" x 19' 8" (2.02m x 6.00m)  
UPVC front and rear doors, windows to the side, strip lighting, vinyl flooring, storage cupboard, versatile rear study/office area, front utility with fitted work tops and cabinets, sink and drainer with tap, space for a washing machine and dryer.

### DOWNSTAIRS WC:

Suite comprising: low level WC, cabinets wash hand basin, tiled flooring and walls, light point, radiator and window to the side.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and access to the loft space.

### BEDROOM ONE:

9' 7" x 12' 0" (2.92m x 3.65m)  
Dressing area with built in wardrobe, further fitted wardrobes and overhead cabinets, carpeted flooring, radiator, ceiling light point, window to the rear and sliding door to the en-suite.





**EN-SUITE:**

Suite comprising: shower cubicle, low level WC, wash hand basin, tiled flooring and walls, light point, radiator, extractor fan and window to the front.

**BEDROOM TWO:**

10' 7" x 7' 8" (3.22m x 2.33m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

**BEDROOM THREE:**

8' 4" x 8' 1" (2.55m x 2.46m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM FOUR:**

7' 11" x 8' 11" (2.42m x 2.71m)

Carpeted flooring, ceiling light point, radiator and window to rear.

**FAMILY SHOWER ROOM:**

White suite comprising: walk in shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light point, radiator, window to front and door to the airing cupboard.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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