



Yew Tree Avenue
Boley Park, Lichfield

Yew Tree Avenue Boley Park



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom semi-detached bungalow situated in the sought after residential area of Boley Park, Lichfield.

Being offered with NO ONWARD CHAIN.

The property briefly comprises: entrance hallway, kitchen, lounge-diner, inner hallway, two bedrooms and shower room.

There is also a driveway with parking for at least two vehicles, plus a well maintained private rear garden with patio and lawn area, shed and mature planted borders.

Other benefits include: UPVC double glazing and gas central heating throughout provided by a combi boiler (2 years old).

Situated in Boley Park, the sought after location provides ease of access into Lichfield City centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. There is also a further range of facilities available in Boley Park with local supermarket, public house, travel agents, pharmacists and newsagents all within walking distance. Commuter benefits include direct access onto the A38 and both Lichfield City and Trent Valley Stations are within walking distance.

RECEPTION HALL:

UPVC entrance door, click vinyl flooring, ceiling light point, doors to the lounge and kitchen.

LOUNGE-DINER:

9' 8" x 17' 9" (2.95m x 5.40m)
Feature fireplace with free standing electric fire carpeted flooring, ceiling light points, radiator, window to the front and door into the inner hallway.



MODERN FITTED KITCHEN:

8' 0" x 9' 0" (2.45m x 2.75m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, integrated fridge and freezer, space for a washing machine, wall tiling, ceiling light, window and door to the side entrance.



INNER HALLWAY:

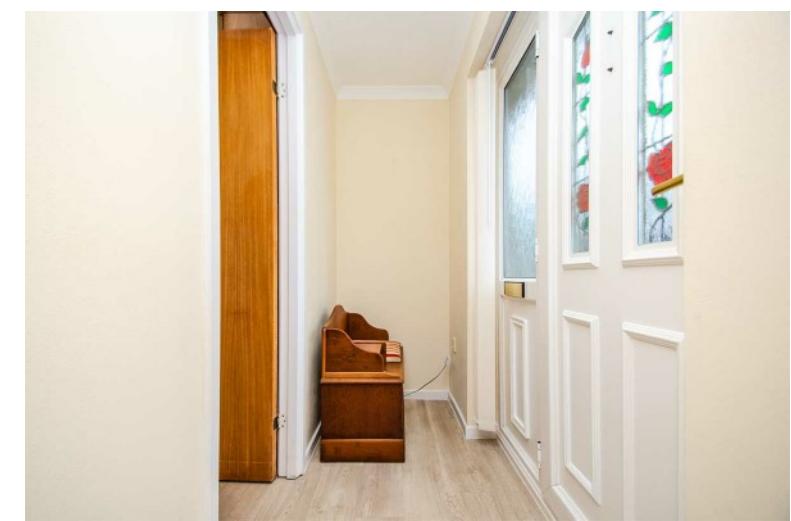
Ceiling light point, loft access hatch, store cupboard, doors off to two bedrooms and the shower room.

BEDROOM ONE:

9' 8" x 11' 4" (2.95m x 3.45m)
Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

8' 0" x 8' 1" (2.45m x 2.46m)
Carpeted flooring, ceiling light point, radiator and window to the rear.



SHOWER ROOM:

Suite comprising: walk in shower cubicle, wash hand basin, low level W/C, wall tiling, click vinyl flooring, ceiling light, radiator and window to side.

**VIEWING:**

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service

charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

