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17 Newton Avenue, Streethay, Lichfield, Staffordshire, WS13 8XD

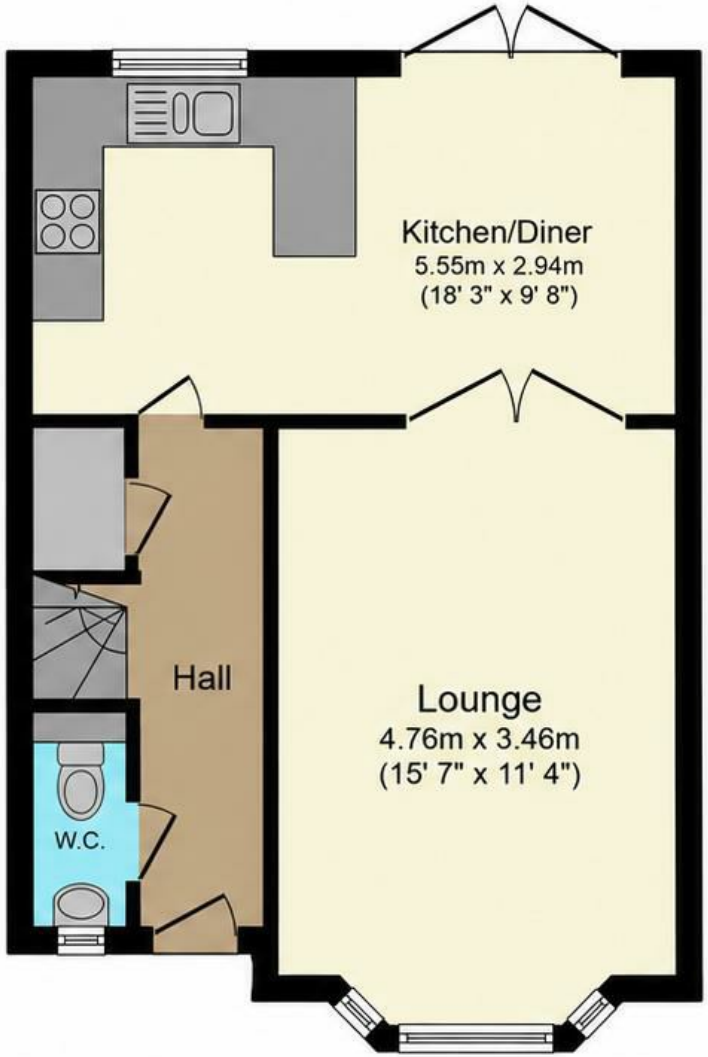
£415,000

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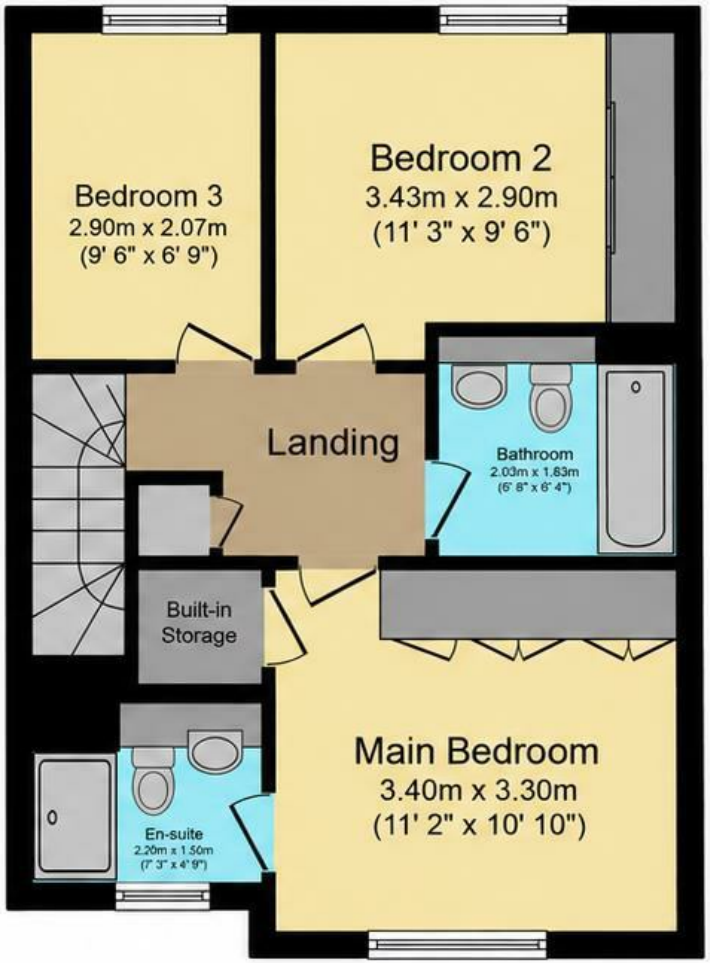
£415,000

Situated on the highly sought-after Streethay estate in Lichfield, this modern detached home, built by the reputable Bovis Homes, under the Horton Style offers contemporary living. The property benefits from being on a private road, having a private driveway providing convenient off-road parking, UPVC double glazing and gas central heating. Ideally suited to a range of buyers, including families, first-time movers and investors, the home enjoys a desirable setting within the community. Offered for sale with NO UPWARD CHAIN. With Lichfield city centre and its range of amenities, shops and transport links within easy reach. Overlooking an attractive communal green space, the property has an open outlook with landscaped lawns, young trees and established greenery, creating a pleasant and spacious feel within the development. In brief, the property comprises of; Entrance Hallway, Guest WC, Living Room, Kitchen. First Floor Landing, Master Bedroom with Ensuite, Two Furthers Bedrooms and a Family Bathroom. Garden to the Rear and Driveway Parking to the side. EPC RATING - B

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Ground Floor



First Floor

Total floor area 85.0 sq.m. (915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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Entrance Hallway
Accessed via a composite front door, having a ceiling light point, an under stairs storage cupboard, a radiator and tiled flooring.

WC
a ceiling light point, a UPVC double-glazed window to the front aspect, a radiator, part tiled walls, a close couple WC, a pedestal sink with tiled splashback and tiled flooring.

Dining Kitchen
fitted with a range of base and wall units, roll top work surfaces and an inset stainless steel sink with drainer. Electric oven with a gas hob and extractor hood as well as further integrated appliances of a fridge-freezer, washing machine and a dishwasher. Having x 6 spotlights, part tiling to the walls, a wall mounted cupboard housing the combi boiler, x 2 radiators, tiled flooring, a UPVC double-glazed window and UPVC double-glazed French doors into the rear garden.

Living Room
having x 2 ceiling light point, x 2 radiators, a UPVC double-glazed bay window to the front aspect and carpeted flooring.

First Flooring Landing
having a ceiling light point, access to the loft, an airing cupboard and carpeted flooring.

Master Bedroom
having a ceiling light point, a UPVC double glazed window to the front aspect, plenty of bespoke built in wardrobe storage, a radiator and carpeted flooring.

Ensuite
having x 3 spotlights, an extractor fan, an enclosed fully tiled shower with mains fitment, a close coupled WC, a wall mounted sink, part tiled walls, a towel radiator and tiled flooring.

Bedroom Two
having a ceiling light point, a UPVC double glazed window to the rear aspect, a radiator, built in wardrobe storage and carpeted flooring.

Bedroom Three
having a ceiling light point, a UPVC double glazed window to the rear aspect, a radiator, built in wardrobe storage and carpeted flooring.

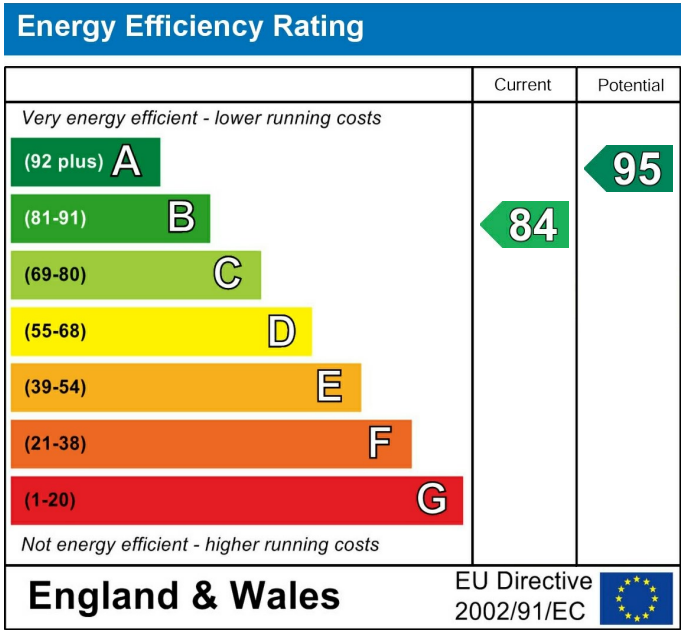
Family Bathroom
having x 4 spotlights, an extractor fan, part tiled walls, a panelled bath with an overhead mains shower fitment, a close coupled WC, wall mounted sink, a towel radiator and tiled flooring.

Outside
the front of the property is set back from the road behind the pedestrian pathway and has a lawn, hedge and paved pathway to the canopied front entrance door. To the side of the property there is a timber pedestrian gate giving access to the rear garden and a tarmacadam driveway providing off-road parking also to the side.

The rear garden has a lawn, a timber shed, a paved patio seating area and paved pathway leading to the pedestrian side gate and a useful outside water tap.

AGENTS NOTE
We are advised by the seller that there is an annual estate maintenance charge of £292.74 for the upkeep of the green spaces.

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


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