



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Yew Tree Avenue, Lichfield, WS14 9UA - No Upward Chain

£435,000

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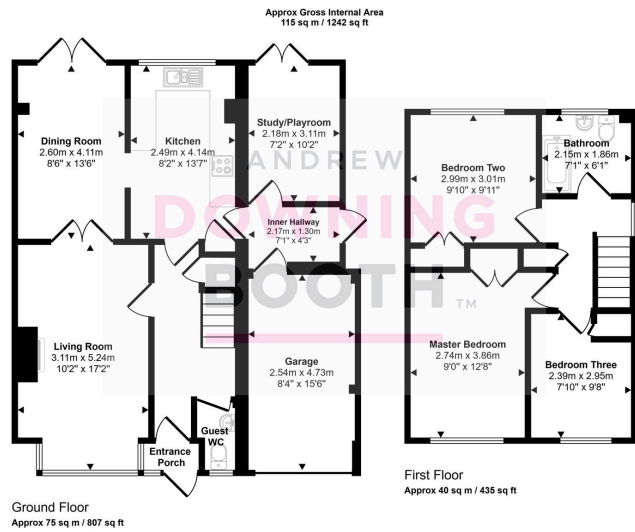
Discover a wonderful opportunity in this spacious three-bedroom detached home on Yew Tree Avenue, Lichfield, offered with no upward chain. Boasting three reception rooms, generous outside space, and a single garage, this property provides comfortable family living in a popular and convenient location.

Located in a popular residential area of Lichfield, Yew Tree Avenue offers convenient access to the city's wide range of amenities, including shops, cafés, restaurants and the historic Lichfield Cathedral. The property is well placed for a number of highly regarded schools, including The Friary School, making it ideal for families. Excellent transport links are also nearby, with Lichfield Trent Valley railway station and Lichfield City railway station providing direct services to Birmingham, London and surrounding areas, while the A38 offers easy road access for commuters. The location perfectly balances suburban tranquillity with the practicality of urban living.

The accommodation is thoughtfully arranged to provide flexible living spaces. The ground floor features a welcoming entrance porch and hall, a bright living room, a spacious dining room, a well-appointed kitchen, a versatile study, and a convenient guest WC. An inner hallway provides access to the garage and study. To the first floor, you will find a generous master bedroom, two additional well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from off-street driveway parking and a beautifully maintained rear garden.

An internal viewing is highly recommended to fully appreciate the space, versatility, and potential this excellent family home has to offer.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Three Bedroom Semi-Detached Home
- Three Versatile Reception Rooms
- Private Rear Garden
- Guest WC
- EPC Rating: TBC
- Great Location Close To Local Amenities, Schools & City Centre
- Well-Portioned Bedrooms
- No Upward Chain
- Side Garage
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	