



Yew Tree Avenue, Boley Park, Lichfield

£450,000

3 1 1



What we have here, is quite possibly the Holy Grail! A three bedroom detached bungalow, which is presented to exacting standards throughout with windows and boiler being installed in 2025. The property is hugely impressive and sits in a convenient spot just a stone's throw from the centre of Lichfield, within the popular development of Boley Park, with a co-op on the doorstep. The accommodation comprises an entrance hall, guest WC, large lounge diner and superb contemporary kitchen. There is also a stunning modern shower room and three bedrooms, with one bedroom being the ideal second reception, with a conservatory / utility area off. Outside is pretty impressive too, with a generous frontage providing ample parking, whilst there is a car port and garage with electric roller door. A gate provides side access to a spacious garden with patio and lawn. This is a must view property, so don't miss out and book in an early visit!

Entrance Hall

A front-facing composite exterior door with a double-glazed inset panel opens into the entrance hall, which is fitted with herringbone wood-effect flooring and a radiator.

Guest WC

The guest WC is fitted with a low-level flush WC and a wall-mounted wash hand basin. There is a side-facing uPVC double-glazed window and herringbone-style wood-effect flooring.

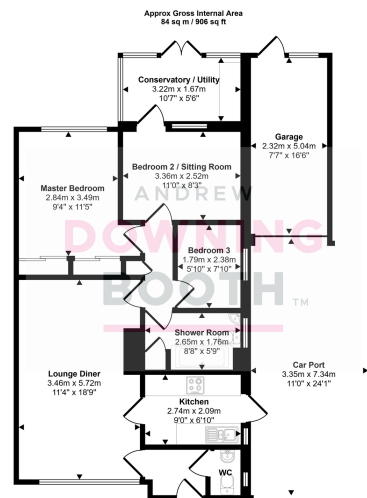
Lounge/ Diner

The generously proportioned lounge diner is beautifully presented and fitted with herringbone wood-effect flooring. A front-facing uPVC double-glazed window allows for plenty of natural light, and the room is also fitted with a radiator.

Kitchen

The stunning contemporary fitted kitchen comprises a range of matching two-tone base and wall units. A premium composite sink with a chrome mixer tap is set into wood-effect work surfaces with a





Floorplan

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.

- Two / Three Bedroom Detached Bungalow
- Beautifully Presented Throughout
- Generous Garden, Ample Parking, Car Port & Garage
- Superb Modern Kitchen
- Stylish Contemporary Shower Room
- Guest WC, Conservatory / Utility & Sitting Room / Second Bedroom



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales		EU Directive 2002/91/EC 