

19 Yoxall Way, Streethay

Lichfield WS13 8FT

Downes & Daughters
ESTATE AGENCY

Downes & Daughters
ESTATE AGENCY

19 Yoxall Way, Streethay
Lichfield WS13 8FT
Offers over £425,000

Occupying one of the most desirable and easily accessible positions this incredibly popular development has to offer, with panoramic views across green open spaces, this delightful family home benefits from two contemporary zinc roofed extensions and is dripping with extras and upgrades from the original build and then substantially improved, both internally and externally, by the current owners. Including a reconfigured kitchen dining and living space. The exacting standards and flawless contemporary design are evident at every turn with the internal accommodation now extending to nearly 1,282 sq.ft and currently comprising: Entrance hallway, living room, clever utility and guest cloakroom and that showpiece open plan kitchen diner with bi-fold access to the garden. The first floor is equally impressive with a landing with airing cupboard, principal bedroom with fitted wardrobes and modern en suite shower room, second bedroom with fitted wardrobes, third bedroom and family bathroom. The front facing rooms benefitting from delightful open views. Externally the property benefits from a stylish front garden with neat boundary laurel hedge, private driveway adjacent to the property, extended garage with rear home office or workshop and a low maintenance rear garden with patio seating areas and artificial lawn.

Viewing is essential to appreciate the impressive nature of this property and its enviable position within the development.

GROUND FLOOR

Entrance Hallway • Living Room With Useful Storage Cupboard • Extended & Reconfigured Showpiece Kitchen Diner & Family Space Stacked With Extras & Bi-Fold Access To Rear Garden • Clever Utility Room & Guest Cloakroom

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With Lobby Style Entrance, Open Views & Fitted Wardrobes • En Suite Shower Room • Second Bedroom Suite Fitted Wardrobes • Bedroom Three • Family Bathroom

OUTSIDE

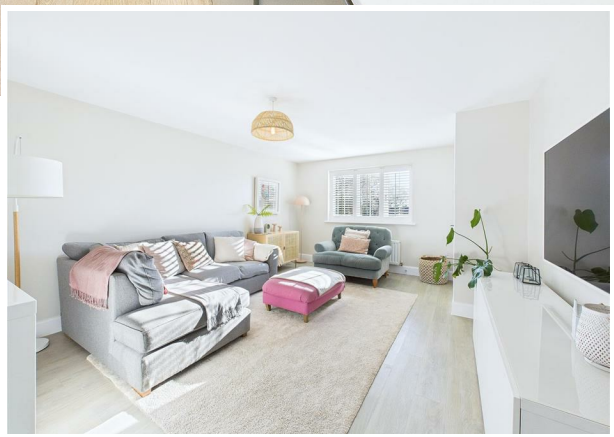
Stylishly Planted Front Garden With Manicured Boundary Hedge • Private Driveway Parking Adjacent To The Property • Single Garage With Power & Lighting • Rear Garage Extension Offering Home Office Or Workshop Sapce • Neat Low Maintenance Rear Garden With Patio Seating Areas & Artificial Lawn • Gated Side Access & Door To Garage

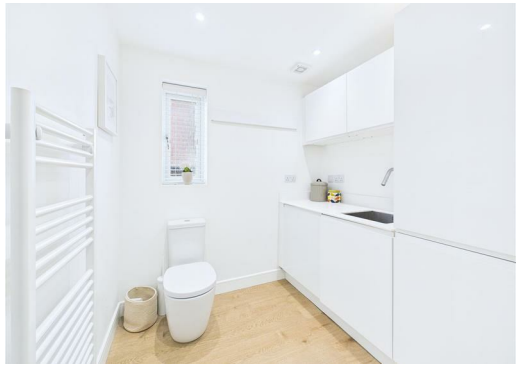
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Estate Charge Of £??? PA • Energy Rating B • Council Tax Band ? • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • Lichfield Trent Valley Station 0.3 Miles Away







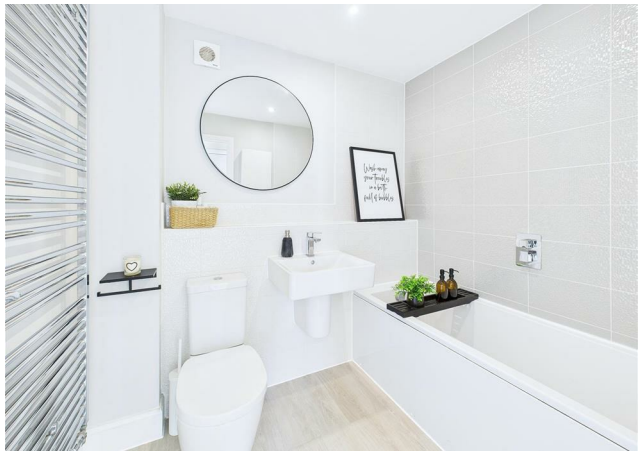














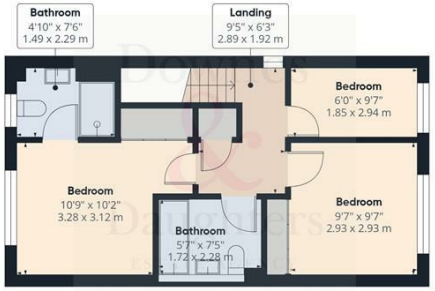








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

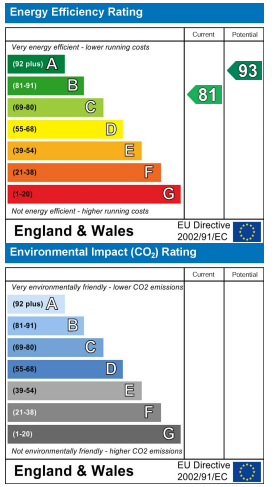
1282 ft²

119.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





5 Main Street, Whittington, Staffs. WS14 9JU | **Tel:** 01543 432 099

www.downesanddaughters.co.uk



Not All Agents Are Equal...