



76 Yew Tree Avenue,  
Lichfield WS14 9UA

Downes & Daughters  
ESTATE AGENCY



## 76 Yew Tree Avenue, Lichfield WS14 9UA £350,000

A stylishly extended and reconfigured family home presented in a flawless modern style, occupying an enviable position within this popular residential road, benefitting from a South facing rear garden. Yew Tree Avenue lies just off Roman Way in this popular corner of Boley Park, only moments away from the wealth of amenities now found at the Coop complex and all the trappings of Lichfield's vibrant City Centre. Boasting a contemporary open plan kitchen and living space, the property is flooded with natural light in every room and offers flexible family accommodation over two floors. The ground floor comprises: Entrance hallway, guest cloakroom, spacious living room and that striking kitchen diner and family room with access to the rear garden. The first floor has been extended to offer a central landing, double aspect principal bedroom with high quality fitted wardrobes and an en suite shower room, two further double bedrooms and a family bathroom. Externally the manicured plot benefits from a private driveway providing 'side by side' parking and a landscaped south facing rear garden with neat lawn and patio seating area.

Viewing is essential to appreciate the charming nature and delightful presentation of this family home.

### GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Contemporary Open Plan Kitchen, Dining & Living Space With Pantry & Double Doors To Rear Garden • Spacious Living Room

### FIRST FLOOR

Landing • Principal Bedroom With Lobby Style Entrance & A Range Of High Quality Fitted Furniture • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom With Large Storage Cupboard

### OUTSIDE

Private Driveway Providing 'Side By Side' Parking With Neat Boundary Hedge • Landscaped South Facing Rear Garden • Patio Seating Area & Raised Lawn • Raised Sleeper Borders & Fenced Boundary

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating C • Upvc Double Glazing • Gas Central Heating • All Mains Services











Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1056 ft<sup>2</sup>  
98 m<sup>2</sup>

(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.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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